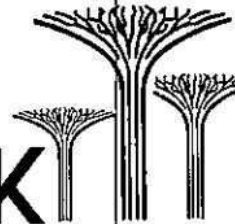


# Agreement for Sale

2750  
2024

**34** PARK  
ESTATE



Mr/Mrs/Ms. CHHAYA SODAIYA

Flat No. 2305

Floor 23<sup>RD</sup>

Wing D

451/2758

पावती

Original/Duplicate

Thursday, May 06, 2021

नोंदणी क्र. :39म

12:02 PM

Regn.:39M

पावती क्र.: 3122 दिनांक: 06/05/2021

गावाचे नाव: पी.एस.पहाडीगोरेगांव  
दस्तावेजाचा अनुक्रमांक: बरल7-2758-2021  
दस्तावेजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: छाया सोमय्या

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 186

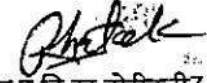
रु. 30000.00

रु. 3720.00

एकूण:

रु. 33720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
12:18 PM ह्या वेळेस मिळेल.

  
प सह दु.नि.का.बोरीवली7

बाजार मूल्य: रु.11687646.9375 /-  
मोबदला रु.13945000/-  
भरलेले मुद्रांक शुल्क : रु. 418500/-

सह दुय्यम निबंधक बोरीवली-७  
मुंबई उपनगर, जिल्हा-

- 1) देयकाचा प्रकार: DHC रकम: रु.1720/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0605202100468 दिनांक: 06/05/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0505202105326 दिनांक: 06/05/2021  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013485094202021E दिनांक: 06/05/2021  
बँकेचे नाव व पत्ता:





06/05/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 2758/2021

नोदंणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13945000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11687646.9375
(4) मू-भापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनाका नं: 2305 डी विंग, माळा नं: 23 वा मजला, इमारतीचे नाव: 34 पार्क इस्टेट, ब्लॉक नं: यशवंत नगर तीन डोंगरी, रोड : गोरेगाव पश्चिम मुंबई 400104, इतर माहिती: मिळकतीचे क्षेत्र 58.86 चौ मी रेटा कारपेट एरिया—सोबत 1 कार पार्किंग स्पेस( ( C.T.S. Number : 49 PART, 50-A PART, 50A/26 TO 50, 50A/67 TO 145, 55PART ; ) )
(5) क्षेत्रफळ	1) 62.55 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रेड्डी बिल्डर्स अँड डेव्हलपर्स चे भागीदार विशाल राजगोरिया तर्फे मुखत्यार सुनील शेखे वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: ऑप देना बँक भावें रोड, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAIFR0307D 2): नाव:-चांडक रिअलटर्स प्रा लि चे आंधाराईज सिनेटरी गिरधर दास मोहता तर्फे मुखत्यार प्रदीप परब वय:-44; पत्ता:-प्लॉट नं: 807/80B, माळा नं: 8 वा मजला, इमारतीचे नाव: हबटाउन सोलारीस डी विंग, ब्लॉक नं: एन एस फडके मार्ग, रोड नं: अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AADCC0680N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- छाया सोमय्या वय:-54; पत्ता:-प्लॉट नं: ए/601, माळा नं: -, इमारतीचे नाव: विनी क्लासिक को ऑप ह्री सोसा लि, ब्लॉक नं: महाराष्ट्र नगर, एम जी रोड, निजर आरएनए कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AEUPS9770B 2): नाव:-दिना सोमय्या तर्फे मुखत्यार छाया सोमय्या वय:-54; पत्ता:-प्लॉट नं: ए/601, माळा नं: -, इमारतीचे नाव: विनी क्लासिक को ऑप ह्री सोसा लि, ब्लॉक नं: महाराष्ट्र नगर, एम जी रोड, निजर आरएनए कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-DCLPS0995G 3): नाव:-सलोनी सोमय्या तर्फे मुखत्यार छाया सोमय्या वय:-54; पत्ता:-प्लॉट नं: ए/601, माळा नं: -, इमारतीचे नाव: विनी क्लासिक को ऑप ह्री सोसा लि, ब्लॉक नं: महाराष्ट्र नगर, एम जी रोड, निजर आरएनए कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-FVWPS9393K
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	2758/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	418500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-७  
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Chhaya Somaiya	eChallan	69103332021031913059	MH013485094202021E	418500.00	SD	0000501609202122	06/05/2021
2		DHC		0605202100468	1720	RF	0605202100468D	06/05/2021
3		DHC		0505202105326	2000	RF	0505202105326D	06/05/2021
4	Chhaya Somaiya	eChallan		MH013485094202021E	30000	RF	0000501609202122	06/05/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





**CHALLAN**  
MTR Form Number-6



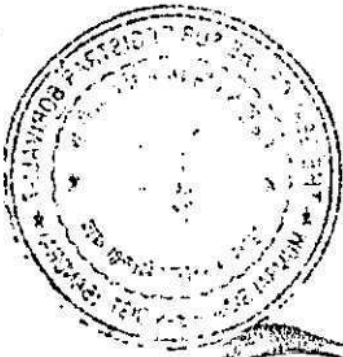
GRN	MH013485094202021E	BARCODE	[Barcode]		Date	19/03/2021-15:07:16	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	AEUPS9770B						
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7	Full Name	Chhaya Somaiya						
Location	MUMBAI	Flat/Block No.	FLAT NO. 2305 D WING 34 PARK ESTATE						
Year	2020-2021 One Time	Premises/Building							
Account Head Details		Amount In Rs.	Road/Street	YASHWANT NAGAR					
0030045501	Stamp Duty	418500.00	Area/Locality	GOREGAON WEST					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	0	0	1	0	4
			Remarks (If Any)	PAN2=AAIFR0307D-SecondPartyName=REDDY BUILDERS AND DEVELOPERS-					
			Amount In	Four Lakh Forty Eight Thousand Five Hundred Rupees					
			Words	Only					
Total		4,48,500.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332021031913059	694556713				
Cheque/DD No.		Bank Date	RB Date	19/03/2021-15:10:06	Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						



Department ID : Mobile No. : 7506712291  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चलान केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

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 2022

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0505202105326	Date 05/05/2021
Received from CHANDAK REALTORS PVT LTD , Mobile number 9833223336, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IDIB	Date 05/05/2021
Bank CIN 10004152021050504812	REF No. 2663410670
This is computer generated receipt, hence no signature is required.	



बरल - ७/		
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२०२१		

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0605202100468	Date	06/05/2021
Received from CHANDAK REALTORS PVT LTD, Mobile number 9000000000, an amount of Rs.1720/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	06/05/2021
Bank CIN	10004152021050600421	REF No.	112610445772
This is computer generated receipt, hence no signature is required.			



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बरल - ७/		
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२०२१		





**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 31<sup>st</sup> day of March, 2021 :

**BETWEEN**

**M/S. REDDY BUILDERS & DEVELOPERS**, a partnership firm registered under the provisions of the Partnership Act, 1932 and having its principal place of business at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 (hereinafter referred to as the "Promoter 1" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last surviving partner) of the **FIRST PART**;

**AND**

**CHANDAK REALTORS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered address 807-808, Hubtown Solaris, 8th Floor, N.S. Phadke Marg, Opposite Teli Gully, Andheri (E), Mumbai - 400 069 (hereinafter referred to as "Promoter 2" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, assigns and nominees) of the **SECOND PART**;

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AND

**Chhaya Somaiya** aged about 54 years, **Disha Somaiya** aged about 30 years and **Saloni Somaiya** aged about 24 years, Indian Inhabitant/s, having address for the purpose of these presents at A-601, Vini Classic CHSL, Maharashtra Nagar, M. G. Road, Near RNA Complex, Kandivali West, Mumbai, Maharashtra, INDIA, 400067, hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

The Promoter 1 and the Promoter 2 are hereinafter collectively referred to as "**the Promoters**".

The Promoters and the Allottee/s are hereinafter collectively referred to as "**the Parties**" and individually as "**Party**".

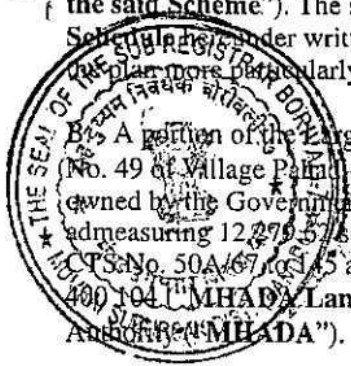
**WHEREAS:**

A. The Promoter 1 is undertaking development/re-development of all those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, P/S Ward of MCGM, Mumbai - 400 104 ("**the Larger Land**") together with the structures standing thereon are hereinafter collectively referred to as "**the Larger Property**" under the provisions of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ("**DCR**") and/or under relevant provisions of Development Control and Promotion Regulation for Greater Mumbai, 2034 ("**DCPR**") ("**the said Scheme**"). The said Larger Land is more particularly described in the **First Schedule** under written and more particularly delineated by black colour boundary-on the plan more particularly annexed hereto as **Annexure "1"**.

B. A portion of the Larger Land admeasuring 6,980.00 square meters and bearing CTS No. 49 of Village Pahadi Goregaon (West), Mumbai- 400 104 ("**Government Land**") is owned by the Government of Maharashtra. The balance portion of the Larger Land admeasuring 12,279.62 square meters and bearing CTS No. 50-A, CTS No. 50A/26 to 50, CTS No. 50A/67 to 145 and CTS No. 55 of Village Pahadi Goregaon (West), Mumbai- 400 104 ("**MHADA Land**") is owned by Maharashtra Housing and Area Development Authority ("**MHADA**").

C. The slum dwellers on the Larger Land have comprised themselves into various societies viz. (i) Omkar SRA Co-operative Housing Society Limited ("**Omkar Society**"), (ii) Kranti Nagar SRA Co-operative Housing Society Limited ("**Kranti Society**"), (iii) Tanaji Nagar SRA Co-operative Housing Society Limited ("**Tanaji Society**") and (iv) Shree Ganesh Ekta SRA Co-operative Housing Society Limited ("**Shree Ganesh Society**").

D. The manner in which the Promoter 1 has acquired development rights with respect to the Larger Land, are duly set out in the said Title Certificate (as defined below).



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	२६४८	६०	१६६

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*[Handwritten signatures]*

E. Pursuant to the Letter of Intent issued by the SRA in favour of the Promoter 1 from time to time and the latest being the Letter of Intent dated 18th March, 2020 ("the said LOI") issued by SRA, SRA has sanctioned slum rehabilitation scheme on the Larger Land, in the manner and on the terms and conditions as set out therein.

F. Under the said Scheme, the Promoter 1 inter-alia has:

(i) The rights and obligations to develop and construct rehab tenements for the rehabilitation of the eligible slum dwellers, provisional commercial and residential PAP by utilization of the rehab component ("Rehab Component") on a portion of the Larger Land ("Rehab Land"), as may be decided by the Promoters subject to necessary approvals, permissions granted from time to time in accordance with DCR 1991/DCPR 2034.

(ii) The right to develop and construct free sale component ("Free Sale Component") on a portion of the Larger Land ("Free Sale Land" or "the said Land"), as may be decided by the Promoters subject to necessary approvals, permissions granted from time to time in accordance with DCR 1991/DCPR 2034.

(iii) To construct and handover the reservations affecting the Larger Land to the concerned authority from time to time.

G. The Promoter 1 has till date completed construction of 2 (two) Rehabilitation Buildings and have duly constructed 564 rehabilitation units in the same. The Promoter 1 is in the process of undertaking construction of the balance 2 (two) Rehabilitation Buildings in the manner the Promoter 1 deems fit and proper, wherein balance eligible slum dwellers shall be rehabilitated on completion thereof.

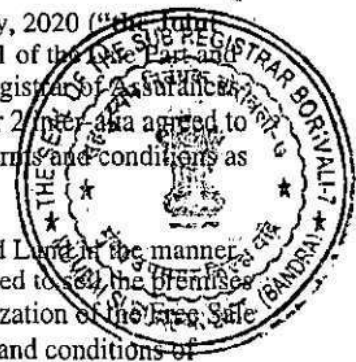
H. By and under Joint Development Agreement dated 14th February, 2020 ("the Joint Development Agreement") executed by and between the Promoter 1 of the One Part and Promoter 2 of the Other Part and registered with the Office of Sub-Registrar of Assurances under Serial No. BRL-6/3101/2020, the Promoter 1 and the Promoter 2 inter-alia agreed to jointly develop/re-develop the said Land, in the manner and on the terms and conditions as set out therein.

I. The Promoters are vested with the right to jointly develop the said Land in the manner stated in the Joint Development Agreement. The Promoters are entitled to sell the premises in the free sale building/s (to be constructed on the said Land by utilization of the Free Sale Component) ("Free Sale Buildings"), in accordance with the terms and conditions of sanctions and approvals obtained / being obtained in relation to the same.

J. The Promoters are jointly constructing the Free Sale Buildings by utilization of the Free Sale Component in the following phase-wise manner:

(i) The Promoters are proposing to construct and develop Sale Building No.1 comprising of Wing A to Wing D of the Real Estate Project (as defined below) each having Ground + 2 Podium levels + 1 e deck level/Podium + 1st to 36th Residential floors ("Wings A to D") on the said Land.

(ii) The Promoters are proposing to construct and develop Sale Building No. 2 comprising Wing E of the Real Estate Project having Ground + 40 upper floors ("Wing E") on the said Land.



*[Handwritten initials]*  
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*[Handwritten signature]*

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(iii) The Promoters are proposing to construct a composite building ("Composite Building") (i) a building comprising of 23 floors being the Rehabilitation Building constructed by utilization of the Rehab Component on the Rehab Land and (ii) Wing F of the Real Estate Project ("Wing F") having Ground + 30 Residential floors to be constructed by utilization of the Free Sale Component. The Promoters reserve their right to construct the Composite Building as one composite building of one wing of rehab and one wing of sale or to have two independent rehab and sale building as may be decided by the Promoters in their sole discretion, in accordance with the approvals obtained / to be obtained from the concerned authorities from time to time.

K. The Allottee acknowledges and confirms that the Promoters propose to construct the Free Sale Buildings by utilization of the Free Sale Component in accordance with approvals and permissions obtained/ to be obtained from time to time and as disclosed in the Disclosed Layout. The proposed layout plan being Disclosed Layout ("Disclosed Layout"), annexed to this Agreement as Annexure "2", tentatively indicates the present/future/ further buildings/towers/wings that may be built on the said Land and the reservations affecting the said Scheme that may be constructed on the said Land. The Promoters reserve their rights and are and shall continue to be entitled to amend, modify and/or substitute the Disclosed Layout including any future and further development of the Larger Land and / or the said Land including the location of the reservations affecting the said Scheme to be constructed on the said Land, in full or in part, as may be required by the Promoters from time to time or due to planning constraints which inter alia may include construction of buildings with such permutations and combinations of commercial/ residential or residential cum commercial premises or such other users as may be permissible and shifting the location of the reservations affecting the said Scheme anywhere on the Larger Land and / or the said Land, in a phase-wise manner or as may be deemed fit and proper by the Promoters including by implementing various schemes as mentioned in DCR 1991/ DCPR 2034 or based on expectation of increased FSI / development potential which may be available in future on modification of DCR 1991/DCPR 2034, which are applicable to the development of the said Land inter alia in consonance with revised DCR 1991/DCPR 2034. Any amendments to the Disclosed Layout shall be made with the approvals and permissions and what is stated herein will remain in force with the Disclosed Layout.

L. The development and construction of Wing A, Wing B, Wing C, Wing D, Wing E and Wing F of the Free Sale Buildings to be known as "34 Park Estate" is proposed as a Real Estate Project by the Promoters ("Real Estate Project") and the Promoters have registered the Real Estate Project with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51800006729 (as modified from time to time) for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "3" hereto.

M. The principal and material aspects of the development of the Real Estate Project, are briefly stated below:

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(i) The Real Estate Project is known as '34 Park Estate';

(ii) RERA has issued amended Intimation of Approval dated 19th March, 2020 for Wings A to Wing D of the Real Estate Project and has granted Commencement Certificate dated 2nd

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June, 2015 with respect to the Real Estate Project, in the manner and on the terms and conditions as set out therein. Copy of the aforesaid Intimation of Approval dated 19th March 2020 and the Commencement Certificate dated 2nd June, 2015 is hereto annexed and marked as Annexure "4".

(iii) Wings A to D shall comprise of Ground + 2 Podium levels + 1 e deck level/Podium + 1st to 36th Residential floors, Wing E shall comprise of Ground +40 upper floors. Wing F may be a part of the Composite Building comprising of (i) a Rehabilitation Building having 23 floors to be constructed by utilization of the Rehab Component on the Rehab Land and (ii) Wing F of the Real Estate Project ("Wing F") having Ground +30 Residential floors to be constructed by utilization of the Free Sale Component. The Promoters reserve their right to construct the Composite Building as one composite building of one wing of rehab and one wing of sale or to have two independent rehab and sale building as may be decided by the Promoters in their sole discretion, in accordance with the approvals obtained / to be obtained from the concerned authorities from time to time.

(iv) The Real Estate Project shall comprise such number of car parking slots as may be permissible in law and approved by the concerned authorities.

(v) The Allottee has been explained by the Promoters and the Allottee understands that the Promoters may for the planning constraints or on account of the height not being sanctioned or for any other reason as may be deemed fit and proper in their sole discretion, construct a building of the floors less than the aforesaid floors and the Allottee explicitly and irrevocably agrees and consents for the same. On account of the above, there may be changes / amendments in location, area, count (of refuge floors/units, water tanks, staircases, width of staircases, lifts, basements, car parking tower, fire check floor, fire chute, etc.), and the Allottee agrees and provides his/her irrevocable consent for the same.

(vi) The premises comprised in the Real Estate Project shall be comprising of residential flats, shops, commercial and retail units and/or such other user as the Promoters may deem fit and as may be permissible in law.

(vii) At present, a total FSI of 64,538 square meters has been sanctioned for consumption in the construction and development of the Real Estate Project. The Promoters propose to eventually consume approximately 70,000 square meters FSI and any further FSI by whatever name called that may be generated from time to time ("Total FSI" in the construction and re-development of the Real Estate Project or the layout of the said Land. In the event of amalgamation of any of the adjoining plots and / or otherwise development thereof along with the said Land, the Total FSI shall increase and the term Total FSI shall be deemed to be inclusive of such increased FSI.

(viii) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and other allottees of the Real Estate Project on a non-exclusive basis, are listed in the **Second Schedule** hereunder written and are hereinafter referred to as "Real Estate Project Amenities".

(ix) The Real Estate Project Amenities shall be constructed in a phase-wise manner and shall be completed upon construction of the entire Real Estate Project and obtainment of the occupation certificate thereof. Further, the Promoters reserve their right to substitute, upgrade, modify, delete, relocate or enhance any or all the Real Estate Project Amenities.



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(x) In the event of amalgamation of the said Land or the Larger Land with the adjoining Land parcels and/or otherwise redevelopment thereof with the said Land, the Real Estate Project Amenities comprised in **Second Schedule** including access roads shall be used by the flat purchasers of the buildings constructed on the adjoining plots also.

(xi) The Promoters shall have the exclusive right to put up signage, hoarding, and all other forms of advertisement board whatsoever within the Larger Land. The Promoters shall be entitled to place, select, decide and put hoarding/boards of their Logo and/or Brand Name or any other Logo and/or Brand name as decided by the Promoters from time to time, in perpetuity in the form of Neon Signs, MS Letters, and Vinyl & Sun Boards or any other form ("Sign Board") on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project and shall be entitled to all the revenues arising from the same. The Promoters or its nominee shall have right of ingress and egress to such Sign Board at all the times for the purposes of repairs and maintenance or otherwise and the Allottee or the Society of the purchasers in the Real Estate Project shall not directly or indirectly obstruct the same. The Promoters shall have right to obtain separate electricity meter for such Sign Board and they shall pay the electricity bills for the same. The Promoters shall not be liable to pay any fees, charges or moneys for the same to the Society.

(xii) The details of formation of the Society, and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified herein.

N. The Allottee/s is/are desirous of purchasing a residential premises / Flat in the wing of the Real Estate Project ("the said Wing") as more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as the "said Premises") has / have approached the Promoters and requested to allot to him/her/them the said Premises.

O. The Allottee/s confirms to have examined:

(i) The RERA Certificate and has caused the RERA Certificate to be examined by his/her Advocates and Planning and Architectural consultants.

(ii) All documents and information uploaded by the Promoters on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

(iii) The Allottee/s has agreed and consented to the development of the Real Estate Project as defined herein.

(iv) The Disclosed Layout.

P. The Promoters have procured certain approvals from the concerned government authorities for development of the Real Estate Project, as has been disclosed under the Act on <https://maharera.mahaonline.gov.in> (hereinafter referred to as "the MahaRERA website") and shall obtain the balance approvals from the concerned authorities from time to time so as to carry out construction and obtain the Occupation Certificate in respect thereof.

Q. The Promoters have presently engaged the services of the Architect and Structural Engineer details whereof are uploaded on the RERA website and reserve their right to change or replace them with any other Architect or Structural Engineer.

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R. The Promoters have the right to sell the said Premises in the Real Estate Project to be constructed by the Promoters and to enter into this Agreement with the Allottee of the Premises and to receive the Sale Consideration and Other Charges in respect thereof.

S. On demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the said Scheme, and the plans, designs and specifications prepared by the Promoters' Architects and of such other documents as are specified under the RERA and the Rules and Regulations framed thereunder, including but not limited to the following:

- (i) All the title deeds, documents, etc., referred to in this Agreement.
- (ii) All the other title deeds and documents in relation to the Real Estate Project.
- (iii) All the approvals and sanctions of concerned authorities issued till date for the development of the said Scheme including the layout plan, building plan, floor plan and the commencement certificate of the said Wing constructed / being constructed on the said Land; and
- (iv) Copy of Property Register Card are annexed and marked as **Annexure "5"**;
- (v) Copy of the typical floor plan of the Premises, is hereto annexed and marked as **Annexure "6"**.
- (vi) Copy of the Title Certificate dated 18th July 2020, issued by Legal Pyramids, certifying the right/entitlement of the Promoters is annexed hereto and marked as **Annexure "7"** hereto ("the said Title Certificate").

T. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained / being obtained, (ii) approvals and sanctions from other relevant statutory authorities are applied for and/or in process of being obtained and/or obtained by the Promoters.

U. The Promoters have accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans and approvals and permissions, as referred hereinabove.

V. The carpet area of the said Premises (as defined under the provisions of RERA) is setout in the **Third Schedule** hereunder written.

W. Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is/are satisfied with respect to, (i) the title of the Promoters to undertake the said Scheme, and such title being clear and marketable and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises therein and (ii) the entire said Scheme (iii) the approvals and permissions (including Commencement Certificate) obtained till date. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.



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X. The Promoters have agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoters, the said Premises for lumpsum consideration as set out in the **Third Schedule** ("Sale Consideration") hereunder written and upon the terms and conditions mentioned in this Agreement.

Y. The list of Annexures attached to this Agreement are as follows:

- Annexure "1" : Plan/ Block Plan of the Larger Land.
- Annexure "2" : Disclosed Layout.
- Annexure "3" : Copy of RERA Certificate.
- Annexure "4" : Copies of the Intimation of Approval and Commencement Certificate;
- Annexure "5" : Copy of the Property Register Card.
- Annexure "6" : Copy of the typical floor plan of the said Premises.
- Annexure "7" : Copy of the said Title Certificate.

Z. The Promoters relying on the confirmations, representations and assurances of the Allottee to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The above Recitals form an integral part of this Agreement as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended to be read or interpreted in derogation of RERA or Rules framed thereunder.

The Promoters shall construct the Real Estate Project being Wing A, Wing B, Wing C, Wing D, Wing E and Wing F known as "34 Park Estate" in accordance with the plans, designs and specifications approved / to be approved by the SRA and / or other competent authorities from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee/s on a non-exclusive basis and are listed in the **Second Schedule** hereunder written i.e. Real Estate Project Amenities.

**PROVIDED THAT** the Promoters shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the area of the said Premises, except for any alteration or addition required by any Government authorities, or, due to change in law, or changes made to exploit the full potential of the Larger Land or, any change as contemplated by any of the disclosures already made to the Allottee herein. Provided further that the Promoters shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoters from time to time, by obtaining 2/3rd consent of concerned adversely affected allottees in the said Wing/

Building. It is clarified that the consent of those Allottees who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoters as aforesaid shall not be required. It is further clarified that only if the said Premises are situated anywhere else in the Real Estate Project, contrary to what is agreed herein, the Allottee shall be deemed to be adversely affected person for the purposes of consent. The Promoters shall also be entitled to make such changes within the Real Estate



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Project or in the Premises as may be required by the Promoters or the concerned authorities or as may be necessary due to architectural and structural requirements, without any consent from the Allottee.

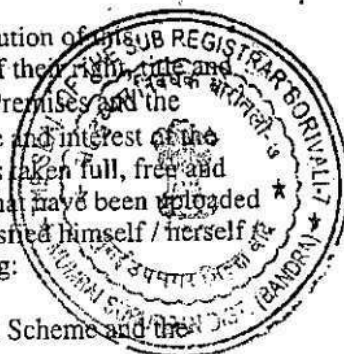
3. The Promoters may club, amalgamate the development/redevelopment of the lands adjacent/ adjoining to the Larger Land. The Promoters shall also be entitled to club/ amalgamate the development of the Larger Land (or part thereof) with any such other adjacent/adjoining land, whether as a common integrated layout with the Larger Land (or part thereof) or otherwise, subject to necessary approvals/sanctions from the concerned authorities. For this purpose, the Promoters shall be entitled to take steps including but not limited to following:

- (a) Amalgamate schemes of development of the adjoining land, land plates, land composition and land mix;
- (b) Float FSI/Transferable Development Rights ("TDR") from the Larger Land onto the adjoining land/properties and/or from the adjoining land/properties onto the Larger Land and undertake consequent construction, development, sale, marketing and alienation;
- (c) Provide common access and entry and exit points to and from the said Land (or part thereof) and the adjoining properties, which may be used in common by the allottees/occupants of premises constructed on the said Land (or part thereof) and the adjacent/adjoining properties;
- (d) Upon such acquisition, clubbing or amalgamation of the adjoining land the magnitude and scope of the Real Estate Project and / or the Larger Land and / or the said Land shall vary and modify in accordance with the actual acquisition of land/project

#### 4. DISCLOSURES AND TITLE:

(a) The Allottee hereby declares and confirms that prior to the execution of this Agreement, the Promoters have made full and complete disclosure of their right, title and interest in the Real Estate Project and the said Scheme and the said Premises and the Allottee has taken full, free and complete disclosure of the right, title and interest of the Promoters to the said Scheme, the said Premises and the Allottee has taken full, free and complete inspection of all the information, documents, disclosures that have been uploaded by the Promoters on the MahaRERA website, and has/have also satisfied himself / herself of themselves of the particulars and disclosures, including the following:

- (i) Nature of the right, title and interest of the Promoters to the said Scheme and the development of the Real Estate Project and the encumbrances thereon;
- (ii) The drawings, plans and specifications duly approved and sanctioned till date by the sanctioning authorities in respect of the Real Estate Project, and the floor plan of the said Premises;
- (iii) Particulars of fixtures, fittings and specifications proposed to be provided in the said Premises as more particularly mentioned in the **Fourth Schedule** hereunder written;
- (iv) FSI utilized and/or to be utilized in the Real Estate Project;
- (v) The nature of the organization to be constituted of the Allottee of the Premises in the Real Estate Project;



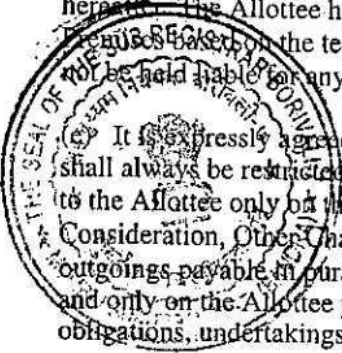
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- (vi) The Approvals to be obtained, in relation to the Real Estate Project;
- (vii) Nature of responsibilities of the Promoters and Allottee under this Agreement;
- (viii) Nature of inter-se roles, responsibilities and obligations of the Promoters shall be as per the terms of the Joint Development Agreement;
- (ix) The various amounts and deposits that are to be paid by the Allottee including the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings;
- (x) The nature of the right, title and interest of the Allottee in the said Flat/Premises hereby agreed to be created.
- (b) The Promoters would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, in accordance with applicable law, as may be amended, modified and / or re-enacted from time to time.
- (c) The Promoters are entitled to amend, modify and/or substitute the plans, in full or in part, as may be required by them from time to time in accordance with law and / or as stated/disclosed herein.

(d) The Allottee further confirms and warrants that the Allottee has independently investigated and conducted legal and technical due diligence in respect of the Real Estate Project and the said Scheme and the said Premises and has satisfied himself/herself/themselves in respect of the title thereof and waives his/her/their right to dispute or raise objections in that regard, at any time in future. The Allottee confirms that the Allottee has been suitably advised by his/her/their Advocate and that after fully understanding and accepting the terms hereof, the Allottee has decided and agreed to enter into this Agreement. The Allottee has accepted the right, title and interest of the Promoters in respect of the Real Estate Project, the said Scheme and the said Premises and doth hereby agree and undertake not to raise any dispute or objections to the same, any time hereafter. The Allottee hereby confirms that the Allottee has agreed to purchase the said Premises on the terms and conditions stated hereunder and that the Promoters shall not be held liable for anything not stated in this Agreement.

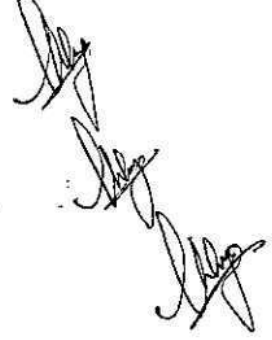


(e) It is expressly agreed that the right of the Allottee under this Agreement or otherwise shall always be restricted only to the Premises agreed to be sold and such right will accrue to the Allottee only on the Allottee making full and final payment of the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings payable in pursuance hereof to the Promoters in accordance with this Agreement and only on the Allottee performing and complying with the terms, conditions, covenants, obligations, undertakings etc. as contained herein without any breach of the same.

(f) The Allottee agrees that in the event of any change in plan due to statutory requirements or otherwise, the Promoters shall have option to allot any other Premises of the same area, in lieu of the Premises hereby agreed to be sold. Provided that Sale Consideration shall be adjusted at the same rate as agreed herein.

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5. Purchase of the Premises and Sale Consideration:  
 (a) The Allottee hereby agrees to purchase from the Promoters, and the Promoters hereby agree to sell to the Allottee, the said Premises, as more particularly described in the Third Schedule hereunder written and as shown hatched with black colour on the floor plan

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annexed and marked Annexure "6" hereto, at and for the Sale Consideration as set out in the Third Schedule hereunder written.

(b) The Allottee/s has/have paid before execution of this Agreement Earnest Money/ Booking Amount/ Part Consideration as more particularly described in the Fifth Schedule hereunder written and hereby agree/s to pay to the Promoters the entire Sale Consideration in the manner as more particularly mentioned in the Fifth Schedule hereunder written.

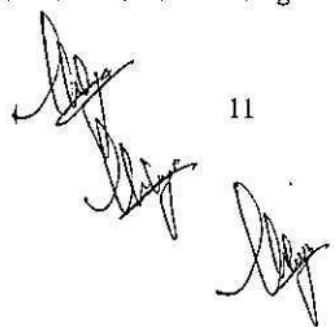
(c) The Promoters shall issue Demand and Tax Invoice to the Allottee intimating the Allottee about the stage-wise payment as more particularly set out in the Fifth Schedule hereto (the payment at each stage is individually referred to as "the Instalment" and collectively referred to as "the Instalments"). The payment shall be made by the Allottee within 7 (seven) days of the Promoters making a demand for the payment of the Instalment, time being the essence of the contract.

(d) The payment of the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings by the Allottee in accordance with the provisions of this Agreement, is the basis of the sale and is one of the principal, material and fundamental terms of this Agreement. Time for payment of each installment and other amounts due and payable from time to time, shall be the essence of Contract. The Promoters have agreed to allot and sell the said Premises to the Allottee at the Sale Consideration inter-alia because of the Allottee having agreed to pay the Sale Consideration, Other Charges, Usage Charges (as defined below), taxes, maintenance and outgoings in accordance with this Agreement.

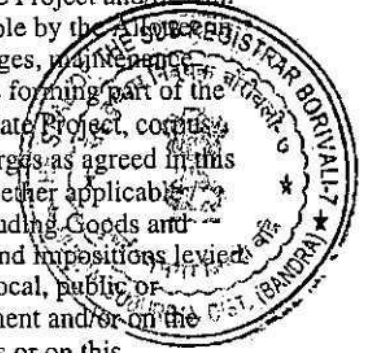
(e) The Sale Consideration and Other Charges, Usage Charges (as defined below), maintenance and outgoings as agreed herein are exclusive of all taxes, duties and cess including but not limited to Goods and Service Tax, Property Tax, Swachh Bharat Cess, local body tax and/or any other direct or indirect taxes which may be levied, in connection with the construction of and carrying out of the Real Estate Project and/or with respect to the said Premises and/or this Agreement and amounts payable by the Allottee with respect to the said Premises towards infrastructure charges, legal charges, maintenance charges of the Real Estate Project and for such facilities/infrastructure forming part of the Real Estate Project commonly shared by the Allottee/s in the Real Estate Project, corpus fund, society formation and share application money or any other charges as agreed in this Agreement. It is clarified that all such taxes, levies, duties, cesses (whether applicable payable now or which may become applicable/payable in future) including Goods and Service Tax and all other applicable indirect and direct taxes, duties and impositions levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises or on this instrument, shall be borne and paid by the Allottee alone and the Promoters shall not be liable to bear or pay the same or any part thereof. The Allottee shall also fully reimburse the expenses that may be incurred by Promoters consequential upon any legal proceedings that may be instituted by the concerned authority/ies against Promoters or by Promoters against any authority/ies or third party on account of such liability arising out of non-payment of the aforesaid amounts/ taxes by the Allottee.

(f) The Sale Consideration shall also exclude all costs, charges and expenses including but not limited to registration charges and expenses incidental thereto as also the Other Charges ("Other Charges") set out in Sixth Schedule hereunder written. The Other Charges are tentative and subject to finalization on or before handing over possession of the said Premises. The changes, if any, in the Other Charges as set out above shall be intimated by the Promoters to the Allottee on or before handing over possession of the said Premises to

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the Allottee. It is further clarified that the heads of Other Charges mentioned hereinabove are only indicative and not exhaustive and the Allottee agrees to pay to the Promoters, such other charges/amounts or such increase in the above mentioned other charges/ amounts as the Promoters may indicate without any delay or demur. The Allottee irrevocably and unconditionally agrees to pay the same and has understood and accepted that the payment of Other Charges shall be a precondition for handing over possession of the said Premises. The Allottee acknowledges that after utilization of the initiation maintenance paid in terms of this Agreement, the Promoters shall have right to revise the Other Charges, Maintenance and Outgoings and the Allottee agrees to make the payment of the same.

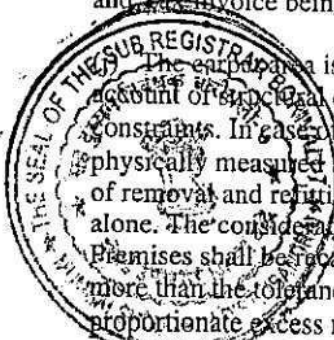
(g) The Sale Consideration shall also exclude the Other Charges, Usage Charges (as defined below), costs, fees, expenses, etc., payable in relation to the utilization of the Real Estate Project Amenities.

(h) It is further agreed that if by reason of any enactment, amendment, notification, judicial pronouncement or for any other reason, this transaction or this Agreement attracts any other or additional taxes, duties, levies and cess, whether before or after the possession of the said Premises is handed over to the Allottee, the Allottee alone shall bear and pay the same to the Promoters or such concerned authority forthwith on demand and the Promoters shall not be liable for payment of any taxes, duties, levies and cess in connection with or arising out of this transaction/ Agreement or any other instrument in connection herewith. The Allottee shall at all times hereafter keep the Promoters indemnified, saved and harmless against all losses, damages, penalties, fines, interest, cost of litigation and all consequences arising on account of non-payment of taxes as agreed herein.

(i) The Sale Consideration is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies / Government from time to time. The Promoters shall while raising a demand on the Allottee for increase in development charges, costs, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the Demand and Tax Invoice being issued to the Allottee.

The carpet area is subject to variation of +/- 3% (plus or minus three percent) on account of architectural design and construction variances or for planning and other constraints. In case of any dispute on the measurement of carpet area, the same shall be physically measured after removing all finishes that have been applied/ fitted and the cost of removal and refitting of such finishes shall be solely borne and paid by the Allottee alone. The consideration payable on the basis of the re-measured carpet area of the said Premises shall be recalculated by the Promoter. If there is any reduction in the carpet area more than the tolerance limit of 3% (three percent), then the Promoters shall refund the proportionate excess money paid by Allottee on the date of handing over possession of the said Premises with interest at the Interest Rate from the date of such joint measurement.

Provided that the Promoters shall cease to be liable to make the payment of any interest, if the Allottee fails to take possession in accordance with the Possession Notice. If there is any increase in the carpet area of the said Premises, the Promoters shall demand an additional amount from the Allottee towards the Sale Consideration and Other Charges, taxes, maintenance and outgoings which shall be payable by the Allottee on or prior to the date of handing over possession of the said Premises. Failure to make payments by the Allottee shall amount to be "default" and the Allottee shall be liable for consequences of default or breach in terms of this Agreement. It is clarified that the payments to be made by the Promoters or the Allottee, as the case may be, under this Clause shall be made at the same rate per square meter as agreed under this Agreement. After the possession of the said



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Premises is handed over to the Allottee, he/she shall have no dispute or claim of whatsoever nature with regard to the said Premises or otherwise.

(k) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

(l) The Allottee agrees and confirms that the Allottee shall bear and pay statutory liabilities including income tax and any such other liabilities which may arise out of this agreement or otherwise.

(m) The Promoters have agreed to provide for the exclusive use of the Allottee/s with the said Premises, car parking slot in the Mechanical/ Robotic Parking System (which may be in the form of a tandem parking, tower parking, puzzle parking or stack parking or any other form of automated or mechanical or robotic parking) as more particularly set out in the **Third Schedule** hereunder written (hereinafter referred to as "said Car Parking Slot"). The Allottee agrees and acknowledges that:

(i) The said Car Parking Slot is provided for exclusive use by the Allottee. The Allottee will be bound to abide by the rules and regulations as may be framed in regard to the said Car Parking Slot by the Promoters and shall pay such outgoings in respect of the said Car Parking Slot as may be levied by the Promoters. Further, the Allottee agrees not to dispute about the location of the said Car Parking Slot and/or the suitability thereof at any time in future.

(ii) The Promoters shall identify and allocate the Car Parking Slot on or before handing over possession of the said Premises. The decision of the Promoters with respect to such identification and allocation of Car Parking Slot shall be final and binding on the Allottee and the Allottee hereby gives his/ her irrevocable consent for the same and undertakes not to dispute such allocation at any time in future. The Allottee undertakes not to sell/transfer/lease or give on license or in any other manner part with the Car Parking Slot allotted to him/her. The rights of the Allottee in respect of the said Car Parking Slot shall be co-extensive and co-terminus along with this Agreement. The Allottee agrees that any unauthorized use of the Car Parking Slot will tantamount material breach of the terms of this Agreement. For such breach, the Promoters shall have right *inter-alia* to levy such penalty or take such action as they may deem fit. The Allottee undertakes to pay such maintenance charges in respect of the Car Parking Slot as may be decided by the Promoters or the Society from time to time.

(iii) The Robotic/Automated Car Parking System is purchased by the Promoters from third party Vendor/s and the same is subject to normal wear and tear and is also susceptible to malfunctioning. It may require shut down for repairs and maintenance. The Allottee waives any and all claims, liabilities against the Promoters and / or its affiliates or their successors, SRA and its officers in case he/she/it/they experience any malfunctioning or shut down for any period or for want of electricity etc. Further, the obligation of the Promoters to maintain such mechanical Car Parking Slot shall be limited to the extent of the warranty period or until offering in writing to hand over the Management of the Real Estate Project to the Society of allottees, whichever is earlier. The Allottee agrees not to withhold the maintenance to be paid towards the said Premises and/or the Car Parking Slot for any reason whatsoever.



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(n) The said Car Parking Slot shall be allotted by the Promoters to the Allottee/s at any place within the Real Estate Project, at the sole discretion of the Promoters upon handing over possession of the said Premises.

(o) The Real Estate Project Amenities i.e. the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and other allottees of the Real Estate Project on a non-exclusive basis, are listed in the Second Schedule hereunder written. Other Charges, maintenance and outgoings as may be decided by the Promoters from time to time shall be payable by the Allottee and other allottees of the Real Estate Project whether they use the Real Estate Project Amenities or not. The Allottee categorically acknowledges to have been informed that the indoor amenities and facilities that may be usable by the Allottee and other allottees of the Real Estate Project comprised in Second Schedule, are approved as Fitness Center and the Allottee accords his no objection to the same. For the efficient management of the Real Estate Project Amenities, the Promoters may appoint one or more vendors and / or service providers on such terms and conditions as may be decided by the Promoters in their sole discretion to run and operate all or any of the Real Estate Project Amenities. The Allottee agrees to pay necessary charges and membership fees in relation thereto, for utilizing/availing such facilities and amenities ("Usage Charges"). It is clearly agreed and understood that for any deficiency of services, the concerned vendors and / or the service providers alone shall be responsible and the Allottee shall have no recourse to the Promoters. Upon the Promoters offering to hand over the Real Estate Project to the Society, the Society shall allow such vendors and / or the service providers to complete their full term on the same terms and conditions as comprised in the respective agreements with the vendors and/or the service providers.

(p) It is further agreed that the Free Sale Buildings/ Free Sale Component shall be developed by the Promoters in a phase wise manner and hence all or any of the Real Estate Project Amenities may not be ready and operational at the time of handing over the possession of the said Premises to the Allottee. The Promoters may in their sole discretion complete and provide the Real Estate Project Amenities or any of them only after the completion of the entire Real Estate Project and obtainment of the occupation certificate thereof, which the Allottee accords his irrevocable consent. The Promoters reserve their right to substitute, upgrade, modify, delete, relocate or enhance any or all the Real Estate Project Amenities for which the Allottee accords his/her irrevocable consent and no objection. It is agreed that though the Real Estate Project Amenities shall form part of the Free Sale Buildings but they may be used by the Allottee only in accordance with the rules and regulations framed by the Promoters/ Society from time to time.

The Promoters have agreed to sell to the Allottee and the Allottee has agreed to purchase from the Promoters the said Premises on the basis of the carpet area only and the Sale Consideration agreed to be paid by the Allottee to the Promoters is agreed on the basis of the carpet area of the said Premises.

(r) Time is of the essence for the Allottee. The Allottee shall make timely payments of the entire Sale Consideration, Other Charges, Usage Charges, taxes, maintenance and outgoings payable by him/her/it in terms of this Agreement. Subject to Allottee meeting, complying with and fulfilling all its obligations under this Agreement, and Force Majeure Events, the Promoters shall abide by the time schedule for completing the said Premises and offering to hand over the said Premises to the Allottee after receiving the part/ full Occupation Certificate in respect thereof.



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(s) The Allottee shall be at liberty to make the payment of Sale Consideration or part thereof, in advance before the same is due.

(t) All payments shall be made by way of demand drafts/ pay orders/ account payee cheques/ RTGS/ ECS/ NEFT or any other instrument drawn in favour of / to the account of the Promoters set out in the **Third Schedule** hereunder written. The cheques issued by the Allottee in favour of the Promoters are subject to realisation. In case of any financing arrangement entered by the Allottee with any bank/financial institution with respect to the purchase of the said Premises, the Allottee undertakes to direct and ensure that such bank/financial institution disburse / pay all such amounts due and payable to the Promoters through RTGS / ECS / NEFT / account payee cheque / demand draft / pay order drawn in favour of /to the account of the Promoters more particularly mentioned in the **Third Schedule** hereunder written. Any payments made in favour of / to any other account other than as mentioned in the **Third Schedule** shall not be treated as payment towards Sale Consideration in respect of the said Premises. The Promoters shall be entitled to change the account (as set out in the **Third Schedule**) by giving a written notice to the Allottee to that effect in which case the payments of the amounts under this Agreement shall be made by the Allottee and / or the aforesaid bank/financial institution in such new account.

(u) Further, the Allottee or the financial institution making payment of Sale Consideration or part thereof is responsible to deduct tax by way of Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 at the rate applicable from time to time and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in favour of the Promoters in the prescribed Form 16B for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Allottee/financial institution within a period of 30 (thirty) days from the said error being brought to the Allottee/financial institution's notice. The TDS amount deposited by the Allottee/financial institution will be given to the Allottee only upon receipt of the Original TDS Certificate and only if the amount mentioned therein matches with the amount appearing in the Income Tax Department's website. In the event, the Allottee fails to produce the Original TDS Certificates for all the payments made by the Allottee at the time of handing over possession of the said Premises or within the time prescribed in the Possession Notice, whichever is earlier, the Allottee will be required to deposit with the Promoters such equivalent TDS amount as interest free deposit, which deposit shall be refunded by Promoters to the Allottee only upon the Allottee furnishing the TDS Certificate within one month from the date of handing over possession of the said Premises. In case the Allottee fails to handover all the original TDS Certificates within the stipulated period of one month from the date of handing over or within the period stipulated in the Possession Notice, whichever is earlier, the Promoters shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Allottee. The Allottee shall also be liable for all costs, expenses, penalties and interest as may be suffered by the Promoters on account of delay in furnishing the TDS certificate or otherwise. The Allottee hereby indemnifies the Promoters from all such costs, expenses, penalties, interest, losses and damages as may be suffered by the Promoters.

(v) The Allottee agrees and confirms that in the event of delay/default in making payment of the GST and TDS or any such taxes or amounts under this Agreement as called upon by the Promoters, then without prejudice to any other rights or remedies available with the Promoters under this Agreement, the Promoters shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any amounts received from the Allottee and the Allottee shall forthwith pay the balance amount due and payable by the Allottee to the Promoters.



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(w) Notwithstanding anything contained herein, each payment made by the Allottee shall be appropriated at the discretion of the Promoters, first towards the discharge of any damages, interest and then to the payment of any other amount due in terms hereof. It will be the sole discretion of the Promoters to appropriate any amounts received from the Allottee towards the Sale Consideration or any part thereof or any other amount that may be owed by the Allottee to the Promoters.

**6. FSI, TDR and development potentiality with respect to the Real Estate Project:**

(a) The Allottee hereby agrees, accepts and confirms that the Promoters propose to develop the Real Estate Project (by utilization of the full development potential available for the same) in the manner more particularly detailed in the Recitals hereinabove and Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoters in this regard.

(b) The Promoters shall be entitled to the entire unconsumed and residual FSI in respect of the Larger Land whether purchased from any authority by payment of premium or price or arising out of the change of law and policy, the purchase of TDR, availability and increase of FSI/TDR, floating FSI, clubbing FSI, Incentive FSI, additional FSI, fungible FSI, FSI arising due to changes in layout and the development thereof and FSI/TDR that may accrue due to handing over of the municipal reservation to the concerned authorities and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various scheme as mentioned in DCR 1991/DCPR 2034 or based on expectation of increased FSI which may be available in future on modification of DCR 1991 or DCPR 2034 which are applicable to the development of said Scheme or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoters for utilization and consumption on the Larger Land and which shall be developed as a proposed /separate phase and neither the Allottee nor the Society shall have any claims, rights, benefits or interests whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of any convenience.

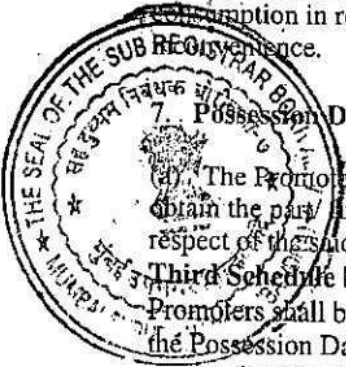
**7. Possession Date, Delays and Termination:**

(a) The Promoters shall endeavour to complete the construction of the said Premises and obtain the part / full Occupation Certificate from the SRA or the concerned authority, in respect of the said Premises on or about the date as more particularly mentioned in the Third Schedule hereunder written ("Possession Date"). Provided however, that the Promoters shall be entitled to extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors ("Force Majeure Events"):

(i) Non-availability of cement, labour, steel, sand or other construction material, strike of manufacturers, suppliers, transporters, or other intermediaries or due to any reason whatsoever.

(ii) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court, which adversely affects the development work;

(iii) Any stay order /injunction order issued by any Court of Law, Tribunal, Competent Authority SRA, MCGM, Statutory Authority, High Power Committee etc.;



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(iv) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earthquake, Act of God, epidemic, pandemic, lockdown or any other natural calamity affecting the development of the Real Estate Project;

(v) Any suit, application, writ or complaint, filed by any third party against the Promoters;

(vi) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Government Authority that prevents or restricts Promoters from complying with any or all the terms and conditions as agreed under this Agreement; or any legislation, order or rule or regulation made or issued by the Government or any other authority which would affect the development; or

(vii) If any matter or issue relating to such approvals, permissions, notices, notifications by the Competent Authority become subject matter of any suit/ writ before a competent court; or

(viii) If any Competent Authority refuses, delays (including administrative delays), withholds OC /CC or denies the grant of necessary approvals for the said Premises/Real Estate Project; or

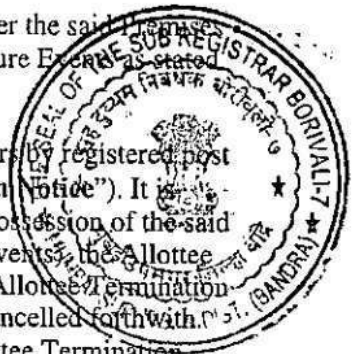
(ix) Any other circumstances that may be deemed reasonable by the Authority; or

(x) Any delay in granting approvals from the Ministry of Environment and Forest and Maharashtra Pollution Control Board (MPCB); or

(xi) Any event or circumstances analogues to the foregoing or beyond the reasonable control of the Promoters.

(b) If the Promoters fail to abide by the time schedule for handing over the said Premises to the Allottee on or about the Possession Date (subject to Force Majeure Events as stated herein), only in that event, the Allottee shall be entitled to either:

(i) Terminate this Agreement by giving written notice to the Promoters by registered post A.D. at the address provided by the Promoters ("Allottee Termination Notice"). It is clarified that except for the failure of the Promoters to hand over the possession of the said Premises on or about the Possession Date (subject to Force Majeure Events), the Allottee shall have no right to terminate this Agreement. On the receipt of the Allottee Termination Notice by the Promoters, this Agreement shall stand terminated and cancelled forthwith. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoters, the Promoters shall refund to the Allottee subject to settlement/adjustment of the Bank loan, if any, availed by the Allottee from any Bank/ Financial Institution (FI) against the mortgage / security of the said Premises and applicable taxes and outgoings, the balance amounts of the Sale Consideration, if any, with interest applicable in accordance with the RERA rules prevailing at the relevant time ("Interest Rate") to be computed from the date the Promoters received Allottee Termination Notice. Provided that the Allottee shall collect the refund of balance, if any, of the Sale Consideration (paid to the Promoters till the date of receipt of Allottee Termination Notice) and interest within 15 (fifteen) days from the date of receipt of Allottee Termination Notice by the Promoters by simultaneously executing and registering deed of cancellation in respect of this Agreement. It is agreed that if the Allottee does not settle the bank loan and register the deed of cancellation within 15 (fifteen) days from the date of the Promoters receiving the Allottee Termination Notice, the Promoters shall cease to be liable to pay any



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interest thereafter to the Allottee and the Promoters shall be at liberty to sell and transfer the said Premises and assign the Car Parking Slot, if any, to any third party of its choice on such terms and conditions as the Promoters may deem fit in its sole discretion.

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(ii) Call upon the Promoters by giving a written notice by Courier or E-mail or Registered Post A.D. at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the Interest Rate for every month of delay from the Completion Date, on the Sale Consideration or part thereof paid by the Allottee/s till the date of Interest Notice. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over the possession of the said Premises by the Promoter to the Allottee/s;

(c) In case the Allottee elects his remedy under Clause 7(b)(i) above then in such a case the Allottee shall not be entitled to the remedy under Clause 7(b)(ii) above and vice-versa, save and except as deemed fit by the Promoter.

(d) If the Allottee fails to make any payments on the due date as required under this Agreement, then, the Allottee shall pay to the Promoters interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(e) Without prejudice to the right of the Promoters to charge interest at the Interest Rate and any other rights and remedies available to the Promoters, in the event of the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including but not limited to his/her/its proportionate share of property taxes levied by concerned local authority, Other Charges, direct or indirect taxes, maintenance and outgoings etc.,) or breach of any of the provisions of this Agreement, the same shall constitute an event of default on the part of the Allottee ("**Event of Default**").

(f) Upon occurrence of an Event of Default, the Promoters shall be entitled at his own discretion, to terminate this Agreement, without any reference to the Allottee; provided that the Promoters shall give notice of 15 (fifteen) days in writing to the Allottee ("**Default Notice**"), by Courier or Registered Post A.D. or Email at the address provided by the Allottee, of its intention to terminate this Agreement with details of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement.

(g) If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of the Default Notice, including making full and final payment of any outstanding dues together with the interest at the Interest Rate thereon, then at the end of the Default Notice, the Promoters shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("**Promoters' Termination Notice**"), by Courier or Registered Post A.D. or Email at the address provided by the Allottees.

(h) On the issuance of the Promoters' Termination Notice, this Agreement shall stand terminated and cancelled and the Allottee shall cease to have any right, title and / or interest in the said Premises and / or the Car Parking Slot, with effect from the date of expiry of the Promoters Termination Notice. Thereupon, the Promoters shall be entitled to (i) deal with and/or dispose of or alienate the said Premises and assign the Car Parking Slot, if any, in the manner as the Promoters may deem fit without any reference to the Allottee; and (ii) the Promoters shall be entitled to deduct from the Sale Consideration paid by the Allottee



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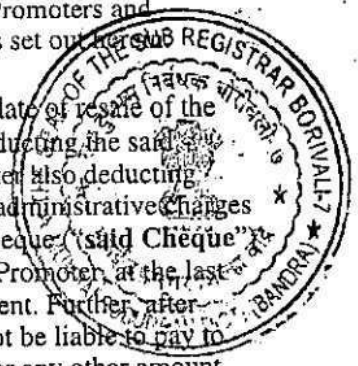
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the following ("the said Deductions") (a) pre-quantified and agreed liquidated damages equivalent to 9.9% (Nine point Nine percent) of the Sale Consideration ("Pre-Quantified Liquidated Damages") and any losses that may be caused to or suffered by the Promoters (b) brokerage, if any, paid to channel partner/agent (c) all other unpaid taxes and outgoings in respect of the said Premises up to the date of the Promoters Termination Notice, (d) the amount of interest payable by the Allottee on account of default committed by him/her/them (e) amount of stamp duty paid by the Promoters on this Agreement, as per Clause 37(a) herein below (f) amount of stamp duty and registration charges and expenses incidental thereto on the deed of cancellation (g) in case the Allottee has opted for subvention scheme, the total amount of Pre-EMI interest paid and/or payable by the Promoters (in their discretion), if any, to the lending Bank/Financial Institution; (h) any amount/ interest reimbursed by Promoters to the Allottee; (i) in case the Allottee has availed any loan then all amounts disbursed by the lending Bank/Financial Institution to the Promoters, which amounts may be refunded by the Promoters (in their discretion), if any, to such lending Bank/Financial Institution directly and the Allottee authorizes the Promoters to collect the original Agreement for Sale from such Bank/Financial Institution and shall not be required to take any consent/ confirmation from the Allottee at any time and refund the balance, if any, to the Allottee. At the option of the Promoters, the Allottee agrees to execute a deed of cancellation, for recording the termination of this Agreement in the form and manner as may be required by the Promoters.

(i) Upon receiving the Promoters' Termination Notice, the Allottee/s shall have no claim of any nature whatsoever against the Promoters and/or the said Premises and the Promoters shall be entitled to deal with and/or dispose off the said Premises in the manner they deem fit and proper. The Promoters shall upon resale of the said Premises i.e. upon the Promoters subsequently selling and transferring the said Premises to another purchaser and receipt of the sale proceeds thereof, and after deducting the aforesaid dues and adjusting the Pre-Quantified Liquidated Damages, refund to the Allottee/s, the balance amount, if any, and also after deducting all the amounts as interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoters and exclusive of any indirect taxes, stamp duty and registration charges as set out hereon.

(j) The Promoters shall within a period of 30 (thirty) days from the date of resale of the said Premises, refund the paid-up Sale Consideration, if any, after deducting the said Deductions including the Pre-Quantified Liquidated Damages and after also deducting interest on any overdue payments, brokerage/referral fees, and other administrative charges as determined by the Promoters in terms of this Agreement, vide a cheque ("said Cheque") sent by registered post or such other mode as may be decided by the Promoter, at the last known address of the Allottee as and by way of full and final settlement. Further, after issuance of the Promoters' Termination Notice, the Promoter shall not be liable to pay to the Allottee any interest, compensation, damages, costs or expenses or any other amount and shall also not be liable to reimburse to the Allottee any incidental costs including but not limited to GST, stamp duty, registration fees etc.

(k) The Promoters and the Allottee have agreed on the said Pre-Quantified Liquidated Damages taking into account all the relevant factors including but not limited to the timelines given to the Allottee to pay the Sale Consideration. The Allottee waives his/her right to raise any objection to the said Deduction or adjustment or appropriation of the said Deductions including Pre-Quantified Liquidated Damages as agreed herein and acknowledges that the amount of Pre-Quantified Liquidated Damages is reasonable considering the consequent hardship and inconvenience that would be caused to the Promoters. The understanding arrived at in this Clause forms the material and fundamental basis on which the Promoters have agreed to sell the said Premises to the Allottee.



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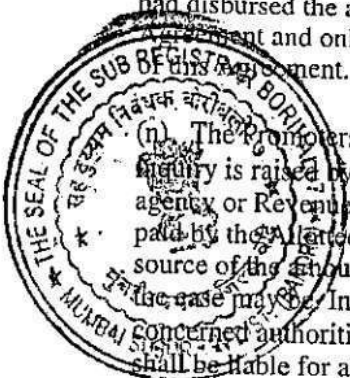
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(l) Without prejudice to rights and remedies available to the Promoters under this Agreement or under the law, the Allottee agrees that if the Allottee has taken a loan from any bank/financial institution against the security of the said Premises with NOC of the Promoters and this Agreement is terminated by either party then in that case Allottee hereby undertakes to clear the entire mortgage, debt, or any other outstanding amount and to obtain necessary letter/ confirmation from such bank/financial institution stating clearance of mortgage, etc. and that the bank/financial institution shall have no recourse against the Promoters or the said Premises.

(m) It is further agreed and understood that irrespective of the fact whether the Allottee has obtained sanction of housing loan/finance from a bank or financial institution in respect of the said Premises, in the event of any delay or failure in payment of the balance Sale Consideration/ Instalment and/or interest payable by the Allottee to the Promoters under these presents for any reason or cause whatsoever, the Allottee alone shall personally be liable or responsible to pay the amount of Instalments with interest (if so delayed in payment of the Instalments amount) so due and payable under these presents and shall not claim any equity or extension or otherwise on the ground of having not obtained sanction of such finance and/or disbursement or delay in disbursement of such amounts by bank/ financial institution. The Allottee shall pay such amounts so due and payable to the Promoters from his/her/their/its own source of income. In the event of delay or default in payment of any one or more Instalments or the entire Sale Consideration on being payable under these presents, by the Allottee and/or his/her/their/its Banker/ Financial Institution the Allottee personally shall be liable to pay such amount of interest as the Promoters are entitled to as contemplated under these presents. The Bank/Financial Institution shall not claim any equity or otherwise against the Promoters or the said Premises. It is however clarified that on the either party cancelling the allotment of the said Premises and termination of this Agreement, the Promoters after deducting Pre-Quantified Liquidated Damages and the said Deductions and all the amounts agreed above together with litigation costs, if any, shall first offer the balance, if any, to the bankers/financial institutions who had disbursed the amount from the sanctioned limit against return of the Original of this Agreement and only thereafter the balance, if any, shall be refunded to the Allottee in terms of this Agreement.



(n) The Promoters herein have specifically informed the Allottee that if in case, any enquiry is raised by any statutory or Government or Semi-Government Authority or any agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the Allottee to the Promoters, the Allottee alone shall be liable to provide the source of the amount paid by the Allottee to the satisfaction of such authorities or agency as the case may be. In case, the Allottee fails to provide information to the satisfaction of the concerned authorities and consequently any action is initiated by them, the Allottee alone shall be liable for all costs and consequences thereof. The Allottee hereby indemnifies the Promoters, its partners, directors, employees and officers and undertakes to continue to keep them indemnified against all the losses, damages, expenses, charges and payments (including the litigation costs, advocates and counsel fees).

(o) The Allottee agrees that in the event of termination and/or determination of this Agreement, it will be obligation of the Allottee to claim the refund of TDS amount, if any, from the Income Tax Department and the Promoters shall not be responsible for the same.

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8. Procedure for taking possession:  
 (a) Upon obtainment of the part / full Occupation Certificate from the SRA or any other competent authority with respect to the said Premises and upon payment by the Allottee of the entire Sale Consideration, interest, if any, Other Charges, taxes, maintenance and

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outgoings etc., due and payable in terms of this Agreement, the Promoters shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Allottee shall be liable to pay the Other Charges, taxes, maintenance and outgoings as determined by the Promoters from the date of Possession Notice.

(b) The Allottee/s shall take possession of the said Premises within 15 (fifteen) days from the date of the Possession Notice.

(c) Upon receiving the Possession Notice from the Promoters as agreed above, the Allottee shall take possession of the said Premises from the Promoters by executing the necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoters, and the Promoters shall give possession of the said Premises to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the said Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall become liable to bear and pay his/her/their proportionate share of maintenance and outgoings, including inter-alia, local /property / municipal taxes, betterment charges, other indirect taxes of every nature, or such other levies by the SRA or other competent authority or local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, managers, security guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project. Until the Society is formed and the management thereof is offered to the managing committee of the premises purchasers, the Allottee shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters at their sole discretion.

(d) The Allottee shall, before delivery of possession of the said Premises with this Clause, pay to the Promoters such amounts as mentioned in the Sixth Schedule. The amounts mentioned in the Sixth Schedule, shall be accounted only to the Society of the premises purchasers and not to the Allottee individually and shall not carry any interest. The Other Charges are tentative and are liable to be revised by the Promoters. The Allottee shall make payments of such amounts as more particularly mentioned in the Sixth Schedule to the bank account of the Promoters, as detailed in the Third Schedule hereunder written or as may be prescribed by the Promoters. For the purposes of this clause, the expression "Promoters" includes its nominee.



9. That, if within a period of five years from the date of Possession Notice, the Allottee brings to the notice of the Promoters any structural defect in the said Premises or the building in which the said Premises is situated or any defects on account of workmanship or quality, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee may receive from the Promoters, reasonable compensation provided that the defect is not caused due to any act of omission or commission by the Allottee or other allottees in the Real Estate Project or third party or due to Force Majeure Events or for any other reason beyond the control of the Promoters;

Provided further that the Allottee shall not carry out any additions or alterations of whatsoever nature in the said Premises and in specific the structure of the said Premises/Real Estate Project which shall include but not limited to columns, beams, walls, railings etc., in particular. It is hereby agreed that the Allottee shall not make any addition or alterations in any pipes, water supply connections or any addition or alteration in the bathroom, toilet and kitchen and shall not cover the duct area. If any addition or alteration whatsoever is carried out without the prior written consent of the Promoters, the defect liability shall automatically become void. The word "defect" here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part

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of the Promoters, and shall not mean defect/s caused by normal wear and tear and by negligent use of the said Premises/Real Estate Project by the Allottee or occupants thereof, vagaries of nature etc. It is further agreed between the Parties:

(a) That, before any liability of defect is claimed by or on behalf of the Allottee, it shall be necessary to jointly appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure of the Premises/ Real Estate Project and in the workmanship executed taking into consideration of the clauses of this Agreement;

(b) That, it shall be the responsibility of the Allottee to maintain the said Premises and the building in a proper manner and take all due care needed including but not limiting to the joints in the tiles in the said Premises are regularly filled with white cement/epoxy to prevent water seepage;

(c) That, further where the manufacturer's warranty on any product/amenity provided in the said Premises/ Real Estate Project or Car Parking Slot ends before the defects liability period and such warranties are covered under the maintenance of the said Premises/ Real Estate Project, the Promoters shall not be liable for the defects therein. The Allottee or the Society of the premises purchasers shall ensure that annual maintenance contracts are done/renewed from time to time;

(d) That, the Real Estate Project as a whole has been conceived, designed and is being constructed based on the commitments and warranties given by the vendors/manufacturers, that all equipment, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Premises and the Real Estate Project Amenities wherever applicable. The Allottee shall not do any act or omission which invalidates any of the warranties in respect of equipment, fixtures and fittings provided by the Promoters;

That, the Allottee has been made aware and that the Allottee expressly agrees that the regular wear and tear of the said Premises including minor cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature, does not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

10. The Allottee shall use the said Premises or any part thereof or permit the same to be used for residential purposes only. The Allottee shall use the Car Parking Slot only for the purpose of parking his / her / their own vehicle/s and shall not change the user thereof. The allotment of Car Parking Slot, if any, shall be co-existent and co-terminus with this Agreement.

#### 11. Facility Manager

(a) The Promoters shall have the right to undertake upkeep and maintenance of the Real Estate Project and the Real Estate Project Amenities and in this regard shall have the right to enter into contract, agreement with any third party / vendors/ agency for the purpose of maintenance and upkeep of the Real Estate Project and the Real Estate Project Amenities in full or part and such decision shall be final and binding upon the Allottee. Tenure of Facility Manager shall be until the Promoters offer to hand over the management of the Real Estate Project to the Society and/or until such other period as may be decided by the Promoters. Upon offering to hand over management of the Real Estate Project/ Wing to the Society, the Society shall be liable to undertake the maintenance of the Real Estate Project/Wing and the Real Estate Project Amenities or any part thereof. The Promoters may

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also formulate the rules and regulations for the maintenance and upkeep of the Real Estate Project and /or the Real Estate Project Amenities and the Allottee hereby agrees and undertakes to abide and follow and not to commit breach of any of the provisions of such rules, regulations and bye-laws.

(b) The Promoters shall have the right to designate any space on the Larger Land and/or the Real Estate Project or any part thereof to third party service provider/s and/or vendor/s for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the Real Estate Project. The Promoters shall also be entitled to designate any space on the Larger Land to utility provider either on leave and license or leasehold basis or in any other manner acceptable to utility provider for the purpose of installing power sub-stations with a view to service the electricity requirement in the Real Estate Project and / or in any other wing /building.

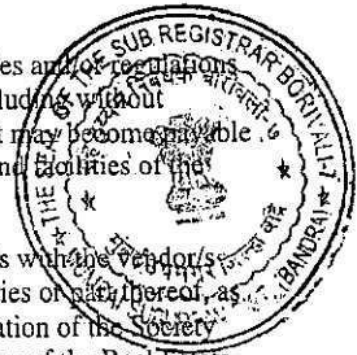
(c) Notwithstanding any other provision of this Agreement, the Promoters have right to and shall be entitled to nominate any person/company ("**Facility Manager**") to manage the operation and maintenance of the Real Estate Project, the Real Estate Project Amenities, common amenities and facilities in the Real Estate Project. The Promoters have the authority and discretion to negotiate with such Facility Manager and to enter into and execute formal agreement/s for maintenance and management of infrastructure with the Facility Manager. The cost incurred in appointing the Facility Manager shall be borne and paid by the Allottee/s/residents/ occupiers of the premises in the manner as may be determined by the Promoters. The Allottee/s agrees that he/she/they shall not raise any dispute regarding the appointment of any such Facility Manager by the Promoters or towards charges payable to Facility Manager as determined by the Promoters. It is agreed and understood by the Allottee/s that the cost of maintenance and management of the Real Estate Project shall be borne and paid by the Allottee/s of the premises in the Real Estate Project alone;

(d) The Allottee agrees to abide by any and all terms, conditions, rules and regulations that may be framed by the Promoters and/or the Facility Manager including without limitation, payment of the Allottee/s' share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Real Estate Project Amenities.

(e) The Promoters shall have right to enter into contract, agreement/s with the vendor/s and/or service provider/s in respect of the Real Estate Project Amenities or part thereof, as may be decided by the Promoters in their sole discretion. Upon formation of the Society and handing over of the management of the operation and maintenance of the Real Estate Project to the Society, the Promoters shall novate and assign the agreements executed with the vendor/s and/or service provider/s in this regard to the Society. The Promoters shall have right to terminate and/or replace vendors/service providers in their sole discretion.

(f) The Allottee agrees to pay all the Usage Charges i.e. costs, expenses for the services rendered and/or utilities availed from the service provider/s and the vendor/s and / or received by the Allottee/s with respect to any of the Real Estate Project Amenities or part thereof. Any Usage Charges, management fees/ service charges payable to the service providers and/or vendors in terms of service agreements stated above shall be proportionately borne and paid by the Allottee in the manner as may be determined by the Promoters.

(g) It is expressly agreed by and between the Parties that the Promoters have not given and shall not give any representation and / or warranty with respect to quality, sufficiency and / or adequacy of the services rendered and/or utilities availed from the service provider/s.



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and/or the vendor/s and that the Promoters shall not in any manner be liable for any claim of any nature whatsoever, for any defects and / or any deficiency in the services provided or rendered by them under the agreements executed with the vendor/s and/or the service provider/s in this regard or even otherwise with respect to the services provided by the service provider/s and the utility availed from the vendor/s. Further, the Promoters shall not be liable for any warranty or guarantee offered by such vendors and/or service providers for any product or services, it will be strictly between the Allottee and such vendor and service provider.

**12. Formation of the Society:**

(a) Upon 51% (fifty one percent) of the total number of premises in the Real Estate Project being booked by allottees, the Promoters shall submit an application to the competent authorities to form a co-operative housing society comprising the Allottee and other allottees of premises in the Real Estate Project under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

(b) The Allottee/s shall, along with other allottees of premises in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules framed thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project shall be joined as members ("the Society").

(c) For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoters within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoters to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

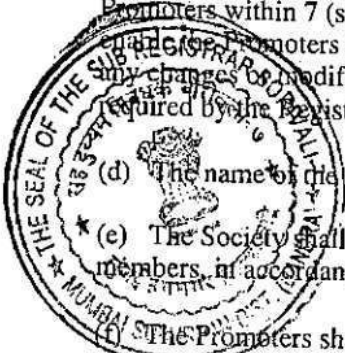
(d) The name of the Society shall be solely decided by the Promoters.

(e) The Society shall admit all purchasers of premises in the Real Estate Project as members, in accordance with law.

(f) The Promoters shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any.

(g) Post the offering to hand over the management of the Real Estate Project to the Society by the Promoters, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

(h) The Promoters shall be entitled to use and consume the entire development potential on the said Land or part thereof even after formation of the Society and the Society and/or the Allottee shall have no objection against the same.



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(i) Post execution of the Society Transfer, the Promoters shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoters shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society for the sale/allotment or transfer of the unsold premises in the Real Estate Project, save and except the municipal taxes at actuals (levied on the unsold premises).

(j) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates and Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the respective Society and their respective members/intended members including the Allottee/s, as the case may be, and the Promoters shall not be liable towards the same in any manner whatsoever.

(k) Notwithstanding anything contained above, the Promoters reserve their right to form more than one society for each wing / building or combination of one or more wings / buildings forming part of the Real Estate Project in the manner and / or the terms and conditions as the Promoters deem fit with such modifications as may be deemed fit by the Promoters ("the said Societies").

**13. Transfer / Lease to the Society:**

(a) Within 12 (twelve) months from the date of receipt of the Full Occupation Certificate in respect of the entire Real Estate Project, the Promoters shall apply to the competent authorities for leasing / transferring the plinth area and/or land appurtenant to the Real Estate Project to the Society subject to the Promoters' right to dispose of the unsold Premises in the Real Estate Project, TDR and FSI, if any, ("Society Transfer"). The Society shall be required to join in execution and registration of the Society Transfer /Lease. The costs, expenses, charges, levies and taxes on the Society Transfer /Lease and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Upon the Promoters offer to hand over management of the Real Estate Project or Wing (as the case may be) to the Society, the Society shall be responsible for the operation, maintenance and supervision of the Real Estate Project/Wing including the common areas, facilities and amenities and the Promoters shall not be responsible for the same. In the event, there is any delay by the competent authorities for the Society Transfer after the Promoters duly applying for the same, the Promoters shall not be liable and /or responsible in any manner whatsoever for any such delay caused by the competent authorities for the Society Transfer and the Allottee hereby agrees and covenants that the Allottee shall not raise any dispute of any nature whatsoever with the Promoters in this regard.

(b) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Society Transfer/ Lease, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society and their respective members/intended members including the Allottee, as the case may be, and the Promoters shall not be liable towards the same.



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(c) Notwithstanding what is agreed herein, it is clarified that, in the event the Promoters decide to form the said Societies, then the Promoters in their sole discretion shall be entitled to undertake Society Transfer (i) jointly in favour of the said Societies (upon formation of all such said Societies) or (ii) an apex body of the said Societies, as the Promoters deem fit, subject however to the other terms and conditions as may be deemed fit by the Promoters.

14. The Promoters have informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land. The Promoters have further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s along with other purchasers of premises in the Real Estate Project and /or the said Land, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of premises in the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoters and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the allottees of premises in the Real Estate Project shall object to the Promoters laying through or under or over the said Land or any part thereof pipelines, underground electric and telephone cables, water lines; gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/wings which are to be developed and constructed on any portion of the said Land or any other Land to be redeveloped by the Promoters.

**15. Representations and Warranties of the Promoters:**

(a) The Promoters hereby represent and warrant to the Allottee/s that subject to what is stated in this Agreement and all its Schedules and Annexures:

(i) The Promoter 1 has clear and marketable title to undertake and execute the said project. The Promoters have a clear and marketable title and have the requisite rights to carry out development upon the said Land (as set out above);

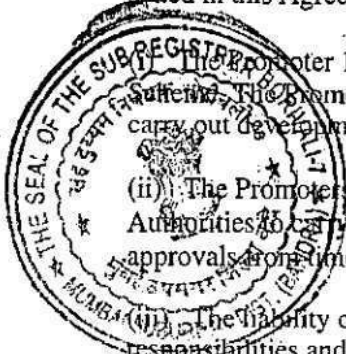
(ii) The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;

(iii) The liability of the Promoters shall be to the extent of their respective roles, responsibilities and obligations under the Joint Development Agreement and nothing contained herein shall affect the inter-se rights and liabilities between the Promoter 1 and the Promoter 2 in the Joint Development Agreement and all the modifications/ amendments thereto from time to time.

(iv) There are no encumbrances upon the Real Estate Project save and except those disclosed to the Allottee/s;

(v) There are no litigations pending before any Court of law with respect Promoters' title to the Real Estate Project save and except those disclosed to the Allottee/s;

(vi) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting;



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(vii) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s to be accrued (subject to payment of entire Sale Consideration, Other Charges, Taxes, Maintenance and Outgoings), may prejudicially be affected;

(viii) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Premises;

(ix) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;

(x) With effect from the date of offer of the possession of the said Premises by the Promoters to the Allottee, it will be sole obligation of the Allottee to proportionately pay and discharge governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project and the said Premises to the concerned Authorities;

16. The Allottee/s, with intention to bring all persons into whose hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby agrees and covenants with the Promoters as follows:

(a) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date of Possession Notice and shall not do or caused to be done anything in or to the said Premises or the Real Estate Project which may be against the rules, regulations or bye-laws or shall not change/alter or make addition in or to the Real Estate Project and the said Premises itself or any part thereof without the written consent of the Promoters and subject to necessary approvals and permissions from the concerned authorities.

(b) Not to store in the said Premises or the Real Estate Project any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority.

(c) Not to carry heavy packages which may damage or likely to damage the staircases common passages or any other structure of the Real Estate Project, including entrances of the Real Estate Project and in case any damage is caused to Real Estate Project (or any part thereof) or the said Premises the Allottee/s shall cause the same to be repaired and restored to original at his/her own costs and expenses within a period of two days from the date of such damage, failing which the Promoters may carry the repairs and restoration (without being obligated to do so) at the costs and expenses of the Allottee.

(d) To carry out at his own costs all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoters to the Allottee/s and shall not do or suffer to be done anything in or to the Real Estate Project or to the said Premises, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority or the Society.



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(e) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoters and the concerned authority ;

(f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Real Estate Project or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

(g) The Promoters shall be entitled to formally re-name the Real Estate Project including each of the wings comprised in the Real Estate Project at a later date and which name shall not be changed by the Allottee/s and / or the Society, as the case may be.

(h) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Real Estate Project or the common areas thereto and shall segregate their everyday dry and wet garbage separately to facilitate the recycling of the same by the Society. The wet garbage generated in each of the wings of the Real Estate Project shall be treated on the same plot by the residents/ occupants/ allottees of each of the wings of the Real Estate Project.

(i) Pay to the Promoters within 15 (fifteen) days of demand by the Promoters, Allottee's share of security deposit demanded by the concerned local authority or Government or utility provider for giving water, electricity or any other service connection to the Real Estate Project.

(j) Bear and pay in a timely manner all amounts, dues, taxes, cess, levies and duties including property tax, water charges, electricity bills, common area maintenance, Sale Consideration or part thereof, Other Charges, Usage Charges, maintenance and outgoings.

(k) Bear and pay increase in local taxes, water charges, insurance and such other levies, duties and cess if any, which are imposed by any concerned local authority and/or government and/or other public authority.

(l) Bear and pay the proportionate charges fees, costs and expenses for the Real Estate Project, Amenities and facilities, as may be determined by the Promoters from time to time.

(m) Not to change the user of the said Premises without the prior written permission of the Promoter Society and concerned authority.

(n) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with his right, title, interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and / or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cess, Sale Consideration, Other Charges, Usage Charges, maintenance and outgoings payable by the Allottee to the Promoters under this Agreement, are fully and



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finally paid together with interest . In the event, the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement, then the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoters.

(o) The Allottee shall observe and perform all the rules and regulations which the Promoters and/or Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project, Real Estate Project Amenities and the said Premises therein and shall observe the Building Rules, Regulations and Bye-laws framed by Promoters/ Society or concerned local authority or Government and/or any other public body. The Allottee shall also observe and perform all the rules, regulations, stipulations and conditions laid down by the Promoters and/or Society regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings together with increases therein as may be due and payable from time to time.

(p) The Allottee/s shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof.

(q) It is agreed that the said Premises shall be of R.C.C. structure with normal brick / block wall / dry wall with gypsum / putty / cement plaster. The Allottee/s hereby agrees that the Promoters may, if required due to any structural reasons convert any brick / block wall / dry wall in the said Premises into a load bearing R.C.C. wall or vice versa and the Allottee/s hereby further agrees and irrevocably consents not to dispute or object to the same. The Allottee/s, along with any and all purchasers of the premises of the Real Estate Project, are strictly prohibited to make any additions or alterations of any nature whatsoever including changes in walls, columns, beams and slabs, which may result into temporary and/or permanent changes and defects in the monolithic structure. Promoters shall provide the amenities in the said Premises as set out in ~~Fourth~~ **Fourth** Schedule hereto. The Promoters shall not be liable, required and / or obligated to provide any other specifications, fixtures, fittings and / or amenities in the said Premises of in the Real Estate Project. Further, though the Promoters may have proposed to provide amenities and facilities as stated herein, the Promoters reserve the right to add, alter, amend, relocate or delete any or all of the proposed amenities comprised in the ~~Second~~ **Second** Schedule and ~~Fourth~~ **Fourth** Schedule hereto.

(r) The Allottee/s agrees and covenants that the Allottee/s shall not load in the said Premises, either by way of fit-out or construction or in any other manner whatsoever, anything more than as may be specified by the Promoters from time to time. Prior to undertaking any interior or fit-out, the Allottee/s shall submit the drawings with the Promoters and shall disclose the nature of work to be carried out in the said Premises and shall obtain specific written approvals of the Promoters to that effect. The Promoters shall have discretion to allow or reject any such request or part thereof. The Allottee shall incorporate any suggestions of the Promoters in the proposed fit out plan, if required. The Allottee/s shall be responsible to apply and obtain the permission of the concerned statutory authorities for such refurbishment / fit-out/ interior work at his/hers/its/their costs and expenses. The Allottee confirms that no structural changes and/or structural alterations of any nature whatsoever shall be made by the Allottee at any time.

(s) Not to affix any fixtures or grills on the exterior of the Real Estate Project for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Premises and the Allottee/s shall not decorate or alter the exterior of



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the said Premises either by painting and/or otherwise. The Allottee/s shall fix the grills inside the windows only, which shall not protrude external wall of the said Building/ Wing. The standard design for the same shall be obtained by the Allottee/s from the Promoters and the Allottee/s undertakes not to fix any grill having a design other than the standard design approved by the Promoters. If found that the Allottee/s has affixed fixtures or grills on the exterior of his / her / their / its premises for drying clothes or for any other purpose or that the Allottee/s has affixed a grill having a design other than the standard approved design, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his / her / their / its obligations as mentioned herein.

(t) Not to install air conditioner/s at any place other than those earmarked for fixing the same so as not to affect the structure, façade and/or elevation of the Real Estate Project in any manner whatsoever. The Allottee/s shall not install a window Air-conditioner within or outside the said Premises. If found that the Allottee/s has affixed a window air conditioner or the outdoor condensing unit which protrudes outside the said Premises, the Allottee/s shall immediately rectify/dismantle the same forthwith so as to uniformity in the façade or outer look of the Premises/ Real Estate Project.

(u) To keep the sewers, drains and pipes in the said Premises and appurtenance thereto in good tenatable repairs and condition and in particular, support shelter and protect the other parts of the Real Estate Project and the Allottee/s shall not chisel or in any other manner damage columns, beams, walls, slabs or R. C. C. Pardis or other structural members in the said Premises without the prior written permission of the Promoters and concerned authorities.

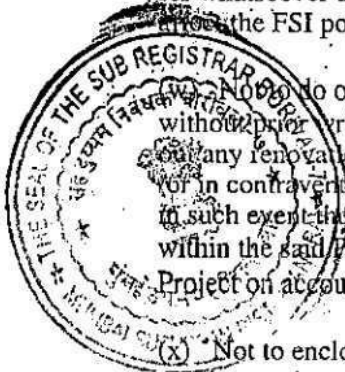
(v) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the Real Estate Project and not to cover / enclose the planters, ducts and service slabs or any of the part of the building within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Premises, nor do / cause to be done any hammering for whatsoever use on the external / dead walls of the Real Estate Project or do any act to affect the FSI potential of the Larger Land.

(w) Not to do or permit to be done any renovation / repair within the said Premises without prior written permission of the Promoters. In the event of the Allottee/s carrying out any renovation / repair within the said Premises, without prior written permission and or in contravention of the terms of such prior written permission, as the case may be, then in such event the Promoters shall not be responsible for rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the Real Estate Project on account of such renovation / repair.

(x) Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoters and concerned authorities.

(y) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises / the Real Estate Project in any manner whatsoever without prior written consent of the Promoters and without obtaining necessary approvals from the concerned authorities. Not to change the façade or outer look of the Premises/ Real Estate Project.

(z) To abide, observe and perform all the rules and regulations formulated by the Promoters and the rules, regulations and bye-laws which the Society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and the said Premises



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therein. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society / Promoters regarding the occupation and use of the said Premises in the Real Estate Project on the said Land and the Allottee/s shall pay and contribute regularly and punctually towards the taxes, expenses, maintenance and outgoings.

(aa) Not to violate and to abide by all rules and regulations framed by the Promoters and / or by the Society (post handing over management of the Real Estate Project), for the purpose of maintenance, management and up-keep of the Real Estate Project, the common areas and facilities, as the case may be, and in connection with any interior / civil works that the Allottee/s may carry out in the said Premises.

(bb) - The Allottee agrees not to do, omit to do or cause to be done any act, deed, matter or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Real Estate Project or the Promoters or its representatives. In the event the Allottee does or omits to do any such act, deed or thing then the Promoters shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement by sending the notice of termination to the Allottee.

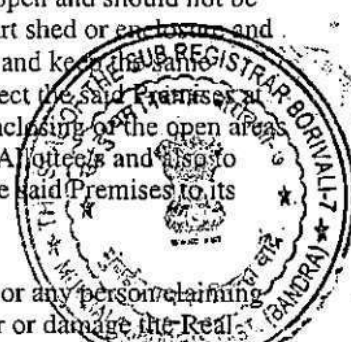
(cc) The premises in the Real Estate Project are proposed with inadequate sizes and areas as against required as per DCPR, and the Allottee shall not blame CEO (SRA) and it's staff for the same. Further, building/s on the Larger Land are proposed with deficient open space against as required as per DCPR, and the Allottee shall not blame CEO (SRA) and it's staff for the same.

(dd) The Allottee/s shall never in any manner enclose any flower beds, ducts, planters, ledges, pocket terrace/s, deck areas, ornamental projects, dry yards, service yards and any other areas in the Real Estate Project. These areas should be kept open and should not be partly or wholly enclosed including installing any temporary or part shed or enclosure and shall not include the same in the said Premises or any part thereof and keep the same unenclosed at all times. The Promoters shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas carried by the Allottee without any consent or concurrence of the Allottee/s and also to recover costs incurred for such demolition and reinstatement of the said Premises to its original state.

(ee) The Allottee/s shall not do either by himself / herself / itself or any person claiming through the Allottee/s anything which may or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations to common areas and amenities and facilities in the Real Estate Project. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the Real Estate Project.

(ff) The Allottee shall not display at any place in the Real Estate Project any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards etc. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project or common area therein or in any other place or on the window doors and corridors of the Real Estate Project.

(gg) The Allottee shall not affix, erect, attach, paint or caused to be affixed, erected, attached, painted or exhibited in or about any part of the Real Estate Project or the exterior wall of the said Premises/ Real Estate Project or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing



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whatsoever save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoters in such manner, position and standard design laid down by the Promoters.

(hh) The Allottee shall not park at any other place and shall park his/her car in the Car Parking Slot allocated to the Allottee.

(ii) To make suitable arrangement for removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises on a daily basis.

(jj) The Allottee/s shall permit the Promoters and his surveyors and/or agents and /or authorized representatives with or without workmen and others at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down maintaining, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the said Premises or the Real Estate Project. The Allottee is aware that the main water/drainage pipes of the Real Estate Project may pass through certain areas within the said Premises. The Allottee/s agrees that he/she/they shall not undertake any civil works/fit out works in such areas within the said Premises, and/or permanently cover/conceal such areas within the said Premises, nor shall they in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes in any manner howsoever. The Promoters, its workmen, staff, employees, representatives and agents, shall, at all times, be entitled to access such areas within the said Premises for the purpose of maintenance, repair and upkeep of the water pipes and the Allottee/s hereby gives his express consent for the same.

(kk) The Allottee/s is aware and acknowledges that the Promoters are entitled to sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the premises, flats and apartments, garages and allocate the car parking slots forming part of the Real Estate Project and the Allottee/s undertakes that he/she shall not be entitled to raise any objection with respect to the same.

(ll) The Allottee is aware that the Promoter or its agents or contractors etc., shall carry on the balance work in the Larger Land and the Real Estate Project, with the Allottee occupying the said Premises. The Allottee shall not object to, protest or obstruct in the execution of such work, on account of pollution or nuisance or on any other account, even though the same may cause any nuisance or disturbance to him/her. This is one of the principal, material and fundamental terms of this Agreement

(mm) The Allottee/s has been apprised of the terms and conditions of the deeds, documents, approvals, permissions, no objections, etc., referred to in this Agreement and the same shall be fully binding on the Allottee/s.

(nn) The Promoters shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the Larger Land/ Real Estate Project in perpetuity.

(oo) The Promoters shall be entitled to construct site offices/sales lounge in the said Land or any part thereof and shall have the right to access the same at any time without any restriction whatsoever until the entire development on the said Land is fully completed, irrespective of whether the said Land or any portion thereof is transferred to the Society.



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(pp) The Promoters shall have option to hand over possession of the said Premises even prior to completion of the Real Estate Project Amenities. The Allottee agrees to take possession of the said Premises in terms of Possession Notice. The Allottee acknowledges that the Real Estate Project Amenities shall be operational and would be handed over to the Society only after completion of the Real Estate Project in full and receipt of occupation certificate in respect thereof. The Promoters reserve their right to add, alter, delete, upgrade, modify, relocate, reduce or enhance the Common Amenities. The Allottee consents and agrees for the same and shall not raise any dispute or claim at any time.

(qq) Notwithstanding what is agreed in the aforesaid clauses and without prejudice to remedies stipulated therein, failure on the part of the Allottee in observing and performing any of the covenants set out under this clause, shall amount material breach, entitling the Promoters to terminate this agreement.

(rr) The Allottee agrees to pay interest at the Interest Rate on all outstanding amounts viz. Other Charges, Usage Charges, maintenance and outgoings and shall also pay the interest and/or penalty on all outstanding statutory charges, taxes and outgoings at the rate levied/ imposed by the concerned authorities. In case, the Allottee fails to make the payment of outstanding dues and/or interest/ penalty thereon in terms of this clause, the Allottee shall be deemed to have committed material breach of the terms of this Agreement. The Promoters shall have right to call upon the Allottee to cure such breach within such period as may be deemed fit by the Promoters, failing which the Promoters shall have right to take such action as may be advised in accordance with law including but not limited to termination of this Agreement.





17. Notwithstanding what is agreed in this Agreement, in the event, the Allottee commits default or breach in observance and performance of any of the terms and conditions of this Agreement including without limitation to non-payment of Sale Consideration or any part thereof, Other Charges, Usage Charges, taxes, maintenance and outgoings, the Promoters shall have right to call upon the Allottee to cure such breach or default within such period as may be deemed fit by the Promoter, failing which the Promoters shall have right to take such action as may be advised in accordance with law including termination of this Agreement.

18. The Promoters shall be entitled to negotiate and enter into appropriate arrangement/ agreement with the Utility Providers (i.e. entities providing gas, water, electricity, telephone, cable television, internet services and such other service of mass consumption) for supplying of these utilities to the allottees in the Real Estate Project including the Allottee herein. Upon arriving at such arrangement, the Allottee agrees to avail these or any of these utilities from the Utility Providers nominated by the Promoters and pay such amount as may be fixed by the concerned Utility Providers. It is further clarified that this Clause shall not be interpreted / construed to mean that the Promoters are obligated / liable to provide all or any of the Utilities whether or not the Promoters have entered into agreements / arrangements with any person, or otherwise the Promoters are in a position to provide all Utilities or any of them.

19. The Promoters shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project and / or the said Land and that the costs and expenses together with applicable taxes thereon shall be borne and paid by the Allottee along with other purchasers in the Real Estate Project/ Wing as may be determined by the Promoters.



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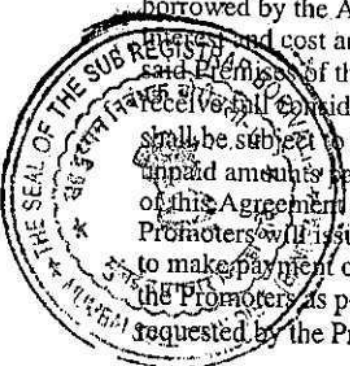
  
  
  
  
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20. All the revenues generated from the Real Estate Project including from the Real Estate Project Amenities of any nature whatsoever till the date of handing over management of the Real Estate Project to the Society shall solely belong to the Promoters, and neither the Allottee nor the Society and / or any other allottee of the Real Estate Project shall have any claim over the same. The Allottee hereby agrees not to raise any dispute and / or claim in any benefit or revenues arising from the Real Estate Project which belongs to the Promoters.

21. The Allottee/s hereby nominates the persons as set out in the **Third Schedule** ("the said Nominee") as his / her / their / its nominee in respect of the said Premises. On the death of Allottee/s, the said Nominee shall assume all the obligations of the Allottee/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Allottee/s shall at any time hereafter be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoters shall only recognize the said Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoters in writing) and deal with him/her/them in all matters pertaining to the said Premises. The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc., of and/or by the said Nominee. The Promoters shall at its discretion be entitled to insist on Probate / Succession Certificate/Letter of Administration and/or such other documents as the Promoters may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Promoters as may be necessary and required by the Promoters.

**22. Mortgages of the Flat/Premises**

It is agreed that the Allottee shall be entitled to avail housing loan from a Bank/Financial Institution and to mortgage the said Premises by way of security for repayment of the housing loan availed from such Bank/Financial Institution with the prior written consent of the Promoters. The Promoters will grant their no objection to the Allottee/s availing of such loan from the Bank and mortgaging the said Premises with such Bank, provided however, the Promoters shall not incur any liability/obligation for repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings including interest and cost and provided the mortgage created in favour of such Bank in respect of the said Premises of the Allottee/s shall not in any manner jeopardize the Promoters' right to receive all consideration and other charges and such mortgage in favour of such Bank shall be subject to Promoters' first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Promoters under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Promoters will issue the said No Objection Letter addressed to the Bank advising the Bank to make payment of the loan amount against the mortgage of the said Premises directly to the Promoters as per the schedule of payment of the Sale Consideration or as may be requested by the Promoters from time to time.



**23. Borrowings by the Promoters:**

Subject to terms and conditions of these presents, the Allottee agrees that the Promoter shall be entitled to raise construction finance, project finance or any other finance or loan against the said Property or the flats/ units/ premises proposed to be constructed in the Real Estate Project, underwriting by mortgaging, hypothecating receivables and/or developable property (including but not limited to mortgage by way of deposit of title deeds), from any Bank/ financial institution/ Non-Banking Financial Institution (Lenders) and without having to seek further consent from Allottee in any manner whatsoever, written or otherwise, but without the Allottee being responsible /liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise).

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other applicable law from time to time. The Allottee understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Promoters accepts no responsibility in this regard and the Allottee agrees to indemnify and keep the Promoters indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

26. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking slots, parking areas, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and Land will remain the property of the Promoters as hereinbefore mentioned.

**27. Binding Effect:**

(a) Forwarding this Agreement to the Allottee/s by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the Schedules and Annexures along with the payments as agreed herein, within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoters.

**28. Entire Agreement:**

(a) This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes:

(i) Any and all understandings, any other agreements, application form, Brochure, Expression of Interest (EoI), letter of acceptance, allotment letter, correspondences, arrangements, whether written or oral, if any, between the Parties in regard to the said Flat/Premises.

Brochures/ Leaflets/ Pamphlets/ ads/social media content/ walk through presentations, master plan/layout plan or any other document including photographs, images, designs, plans, specifications, layout, height, dimensions, facilities, vegetation, features and communication as contained therein, which are merely an artistic impression and imagination and may vary to actual project on site. The actual and physical features, amenities and facilities in the Real Estate Project/s or the said Flat/Premises would be in accordance with plans and specifications approved by the authorities and as contained in this agreement.



**29. Right to Amend:**

This Agreement may only be amended through written consent of the Parties.

**30. Provisions of this Agreement applicable to Allottee/s /subsequent allottees:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

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31. Severability:		

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to

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conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**32. Method of calculation of proportionate share:**

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s) in the Real Estate Project, the same shall be made in the mode and manner as the Promoters deem fit and proper.

**33. Further Assurances:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**34. Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoters through their respective authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in Mumbai City, after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

**35. Notices**

All notices to be served on the Allottee/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Courier or Registered Post A.D or notified Email ID at their respective addresses specified in the **Third Schedule**. It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee/s as the case may be.

**36. Joint Allottees:**

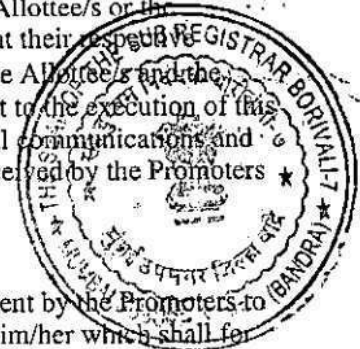
That in case there are Joint Allottees, all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

**37. Stamp Duty and Registration:**

(a) The Promoters shall bear and pay the amounts payable towards the stamp duty on this Agreement in terms of the Notification dated 14th January 2021 vide No.TPS-1820/AN-27/P.K.80/20/UD-13 and the Allottee/s alone shall bear and pay all amounts payable towards registration charges and expenses incidental thereto on this Agreement.

(b) Also, all applicable stamp duty, registration charges and expenses incidental thereto on all subsequent documents for transfer of the said Premises and said Car Parking Slots, if any, shall be borne and paid by the Allottee alone.

(c) The Allottee/s and/or the Promoters shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoters or its Authorized Representative will attend such office and admit



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execution thereof.

(d) Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s' account.

**38. Dispute Resolution:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

**39. Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

**40. Permanent Account Number**

The Permanent Account Number of the Parties are as set out in the **Third Schedule** hereunder written.

**41. Interpretation:**

(a) In this Agreement where the context admits:

(i) any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision referred to has directly or indirectly replaced;

(ii) any reference to the singular shall include the plural and vice-versa;

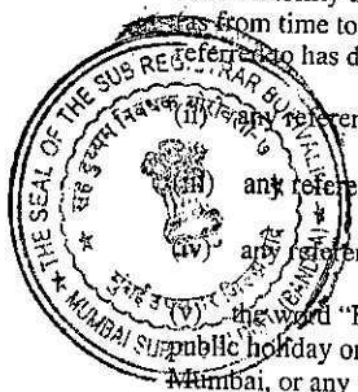
(iii) any references to the masculine, the feminine and the neuter shall include each other;

(iv) any references to a "company" shall include a body corporate;

(v) the word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed;

(vi) the schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it. Any references to clauses, sections and schedules are to clauses, sections of and schedules to this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of clauses, sections and schedules in which the reference appears;

(vii) references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;



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(viii) the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;

(ix) each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

(x) in determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;

(xi) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;

(xii) references to a person (or to a word importing a person) shall be construed so as to include:

a. an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);

b. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and

c. references to a person's representatives shall be to its officers, employees, other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

(xiii) where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

(xiv) Any reference to "writing" excludes text messaging via mobile phone communication over any other form of social media.

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

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**THE FIRST SCHEDULE**  
(The Larger Land)

All those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400 104 and bounded as follows:

- On or towards West : Police Colony;
- On or towards East : 44 feet existing Road;
- On or towards North : Khaleel Compound ; and
- On or towards South : K-63 Road.

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**  
(Description of the Real Estate Project Amenities)

- 1 Featured seating
- 2 Multipurpose lawn
- 3 Children's play area
- 4 Jogging track
- 5 Swimming pool
- 6 Kids pool
- 7 Half Basketball court
- 8 Gymnasium
- 9 Banquet/multipurpose hall
- 10 Library
- 11 Sky lounge
- 12 Open terrace Gymnasium
- 13 Barbecue area
- 14 Yoga lawn
- 15 Artificial Party lawn
- 16 Chess Court
- 17 Roof top study area
- 18 Artificial Play lawn for kids
- 19 Terrace walkway path
- 20 Cafe
- 21 Spa
- 22 Private Dining Room
- 23 A.V. Room
- 24 Kids Activity Room
- 25 Kids A.V. Room



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**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Meaning of the Terms and Expressions)

Sr.No	Terms and Expressions	Meaning
1	The said Premises	Flat No.D-2305 admeasuring about 56.86 square metres equivalent to approximately 612 square feet carpet area as per RERA Act on the 23 Floor of said Wing
2	The Said Wing	D - WING
3	The said Car Parking Slot	1( One) car parking slot in the Mechanical/Robotic Parking System (which may be in the form of a tandem parking,tower parking, puzzle parking or stack parking or any other form of automated or mechanical or robotic parking) to be allotted in terms of this agreement.
4	The Sale Consideration	Rs.1,39,45,000.00/- (Rupees One Crore Thirty Nine Lakhs Forty Five Thousand Only)
5	Name of the Account for payment of Sale Consideration	Account Name :REDDY BUILDERS & DEVELOPERS Bank Name :HDFC BANK LTD Account No. :50200048696229 IFSC Code :HDFC0000086 Branch :ANDHERI EAST MICR Code :400240021
6	Possession Date	D - WING 31/12/2026
7	Name, address and email of the Allottee for the purposes of this Agreement	Name:Chhaya Somaiya AEUPS9770B Disha Somaiya DCLPS0995G Saloni Somaiya FVVPS9393K  Add :A-601, Vini Classic CHSL, Maharashtra N Road, Near RNA Complex, Kandiyali West City :Mumbai State :Maharashtra Country :INDIA Pincode :400067 Email :somaiyachhaya@gmail.com
8	Permanent Account Number	Reddy Builders and Developers AAIFR0307D Chandak Realtors Private Limited AADCC0680N  Allottee/s PAN : Chhaya Somaiya AEUPS9770B Disha Somaiya DCLPS0995G Saloni Somaiya FVVPS9393K
9	Nominee	Not Applicable



Handwritten signatures and initials are present below the table. On the left, there is a signature that looks like 'VNR'. In the center, there are several other signatures. The number '41' is written in the middle of these signatures.

बरल - ७/  
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**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Description of the Amenities of the said Premises)**

**Living Room & Bedroom:**

- Elegant Vitrified Flooring Tiles.
- Electrical Switches.
- Laminate finish Entrance Door.
- Anodised Aluminium Sliding Windows with Granite Window Sills.
- Internal Walls finished with Acrylic Paint.

**Kitchen:**

- Granite Kitchen Platform along with Stainless Steel Sink.
- Tiles above the Platform upto beam height.
- Electrical Switches.

**Bathroom:**

- Elegant Ceramic Flooring Tiles.
- Elegant Dado Tiles upto door height.
- Hot & Cold mixture Geyser.
- Sanitary Ware and C.P. Fittings.

VNR



बरल - ७/		
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- २०२१		

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
(Schedule of payment of Instalments of the Sale Consideration by the Allottee/s to the Promoter)

PARTICULARS		
Milestone		Percentage
On Application for Booking (Earnest Money)		9.99%
On Completion of Plinth of Said Wing or 31st August 2021 Whichever is Later		10.01%
On Completion of 5th Slab of Said Wing or 1st February 2022 Whichever is Later		25.00%
On Completion of Terrace Slab of Said Wing or 1st February 2023 Whichever is Later		25.00%
On Receipt of OC of Said Premises		30.00%
Total		100.00%

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
(Being the amounts to be paid by the Allottee/s in accordance with this Agreement)

Sr.No	Particulars	Amount (In Rs.)
1	Share application money of the Society	620
2	Corpus fund contribution	70000
3	Deposit towards provisional monthly contribution towards outgoings of the Society for the period of 15 months in terms of this agreement (taxes to be paid separately by the Allottee at applicable rates).	91800

SL

VNR

*[Signature]*

*[Signature]*

*[Signature]*



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2644	४७	१८६
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SIGNED and DELIVERED by the  
 Promoter 1 i.e. M/S. REDDY  
 BUILDERS & DEVELOPERS, through  
 its Authorised Partner VISHAL RAJGARHIA  
 in the presence of ...



For REDDY BUILDERS & DEVELOPERS



Vishal Rajgarhia  
 PARTNER

1. W

2. Wt

SIGNED, SEALED and DELIVERED by  
 the 'the Promoter 2' CHANDAK  
 REALTORS PRIVATE LIMITED through  
 the Authorised Representative Mr.  
 Girdhar Das Mohta, duly authorized vide  
 Resolution dated 22nd December 2020  
 passed,  
 in the presence of ...

For Chandak Realtors Pvt. Ltd.

Girdhar  
 Authorised Signatory

1. W

2. Wt



SIGNED AND DELIVERED BY THE  
 within named Allottee/s

1. Chhaya Somaiya

*Chhaya Somaiya*



2. Disha Somaiya Through  
 CA Chhaya Somaiya

*Chhaya Somaiya*



3. Saloni Somaiya Through CA  
 in the presence of ...  
 Chhaya Somaiya

*Chhaya Somaiya*



1. W

2. Wt

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**RECEIPT**

RECEIVED of and from the Allottee above named the sum of 13,93,105.28/- (Rupees Thirteen Lakhs Ninety Three Thousand One Hundred And Five Only) as Earnest Money/ Booking Amount/ Part Payment towards the Sale Consideration as follows:

Instrument No.	Dated	Amount (Rs.)	Bank & Branch
000000000414	12/2/2021	500000.00	NA
000000000427	12/3/2021	100000.00	NA
000000000428	12/3/2021	50000.00	NA
000000000429	12/3/2021	226000.00	NA
000000000430	12/3/2021	253000.00	NA
000094	12/3/2021	253657.00	HDFC Bank Limited
XUTSPJA	2/4/2021	10448.28	null

WE SAY RECEIVED  
For M/s. REDDY BUILDERS & DEVELOPERS

*VNRajgorhia*  
\_\_\_\_\_  
Authorized Signatory

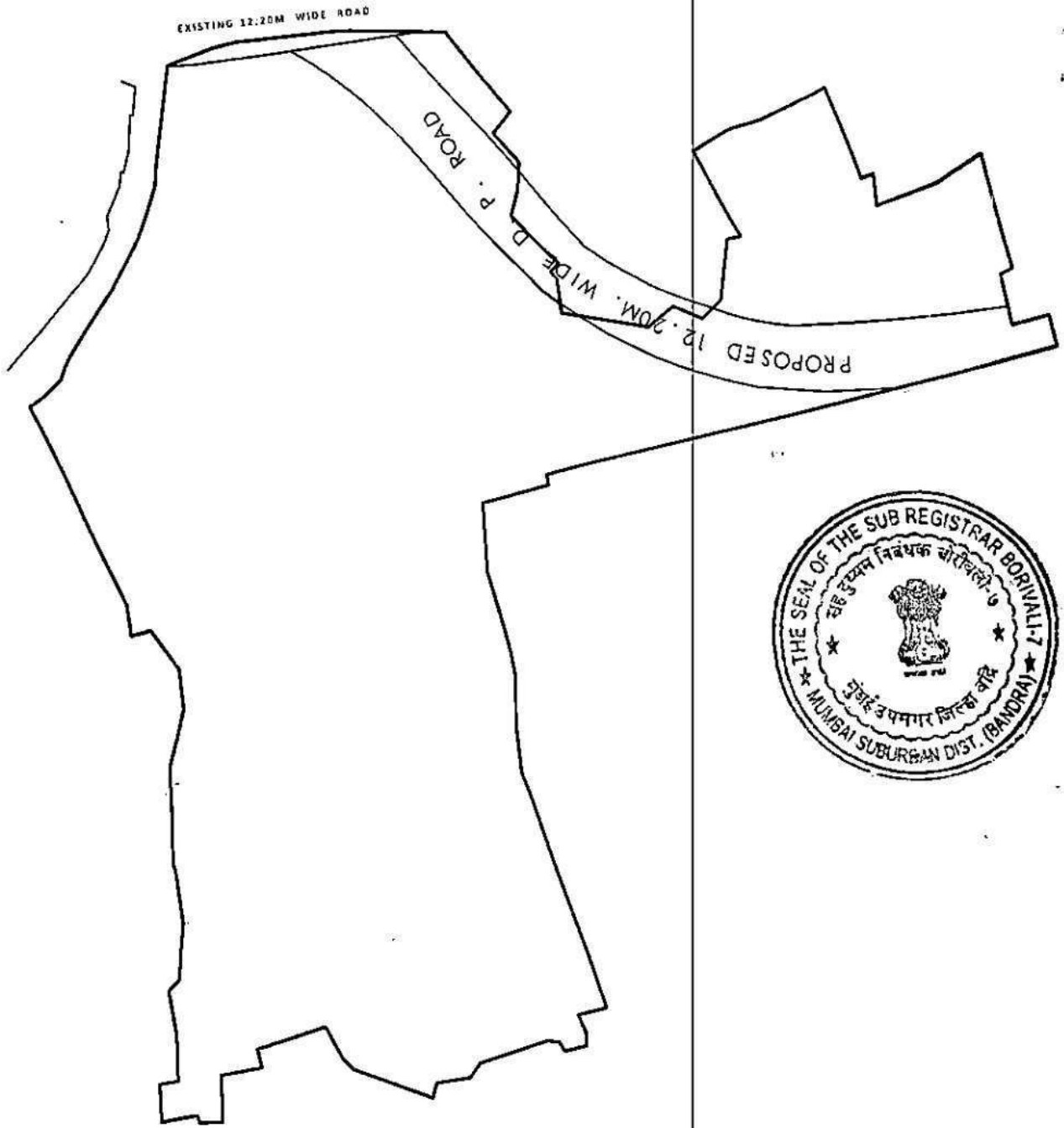
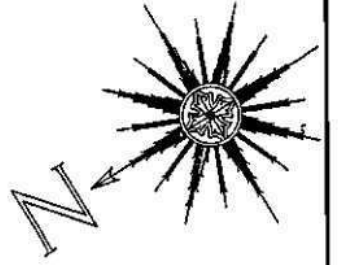


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# ANNEXURE - 1



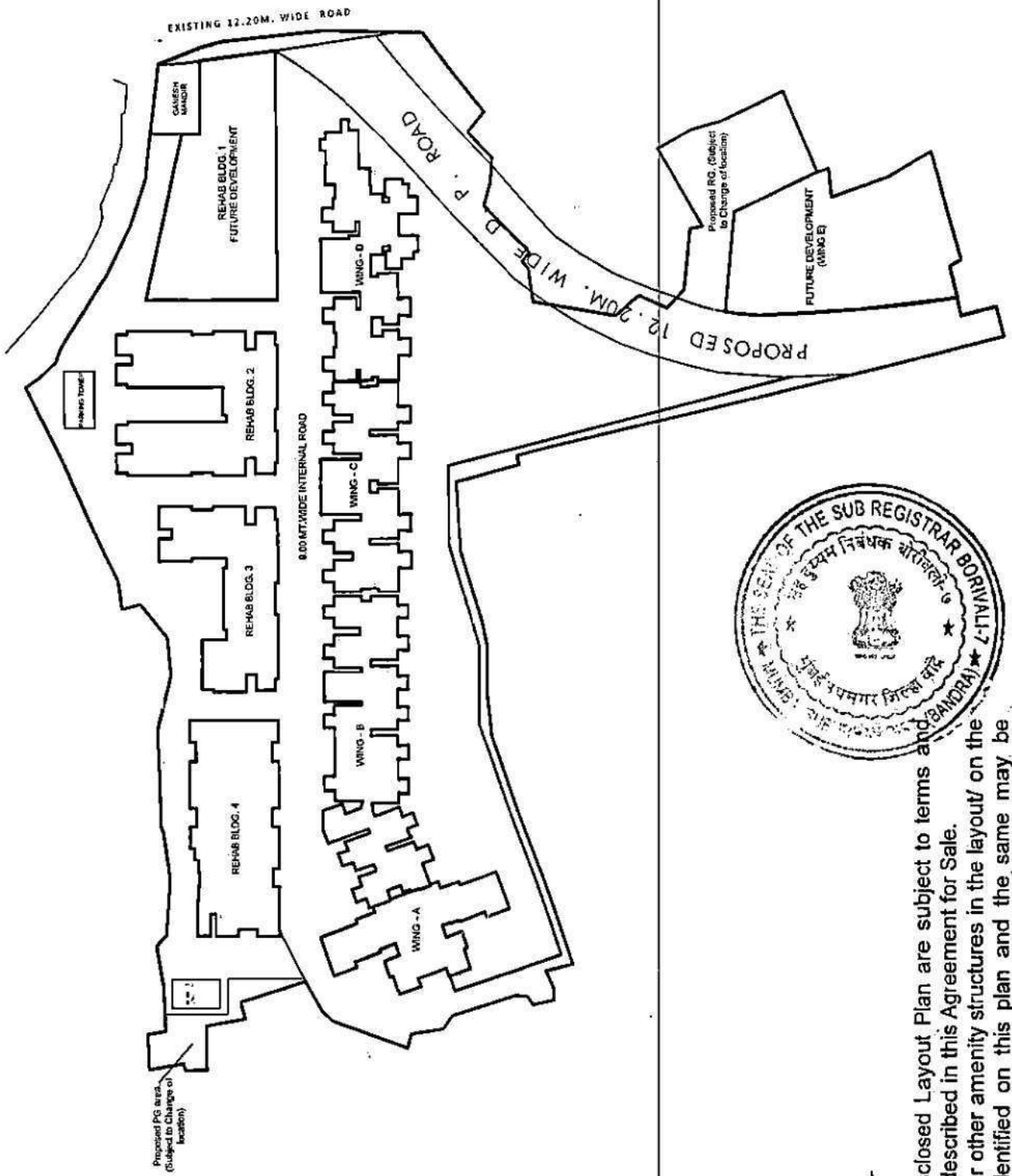
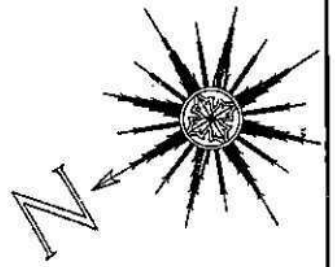
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२०२१		



# ANNEXURE - 2



**Disclaimer of Disclosed Layout :-**

1. Details contained in this Disclosed Layout Plan are subject to terms and conditions particularly described in this Agreement for Sale.
2. There may be reservations or other amenity structures in the layout/ on the said Land which are not identified on this plan and the same may be provided subject to approvals from the authorities.
3. This disclosed Layout is not to scale.

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# ANNEXURE - 3



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800006729**

**Project: 34 Park Estate, Plot Bearing / CTS / Survey / Final Plot No.: 49 PART, 50 A PART, 55 PART at Borivali, Borivali, Mumbai Suburban, 400062;**

1. **M/S Reddy Builders & Developers** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400064.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

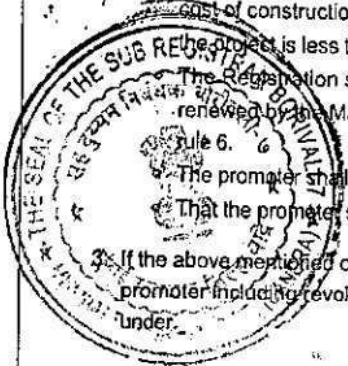
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from **16/08/2017** and ending with **31/01/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 14-06-2020 11:40:01

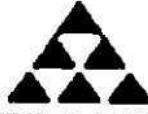
Dated: 18/05/2020

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

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# ANNEXURE- 4 (Collectively)



## SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3034/PS/MHL & STGL/AP

Date: 19 MAR 2020

To,  
M/s. Hardik Associates.  
B-12, United CHS., Ram Nagar Road,  
Bhandarwada, Malad (W), Mumbai-400064.

Subject : Amended IOA for Sale Bldg. No. 1 in proposed S.R. scheme under Reg. 33(10) of DCPR-2034 on plot bearing C.T.S No. 49 (pt), 50-A (pt), 50A/26 to 50A/50, 50A/67 to 50A/145, 55 (pt), of village Pahadi Goregaon, Tal. Borivali, Yashwant Nagar at Goregaon (W) Mumbai - 400 062.

Ref :- L.S.'s letter dated 17/03/2020

Gentlemen,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions,

- 1) That all the conditions of LOI dtd. 28/09/2007 & Revised LOI dtd. 10/05/2007, 20/10/2009, 18/03/2020 shall be complied with.
- 2) That all the conditions of IOA dtd. 21/08/2014 shall be complied with.
- 3) That you shall submit revised drainage approval before granting further to Bldg. u/ref.
- 4) That you shall submit revised structural drawings & Calculations along before granting further CC to Bldg. u/ref.
- 5) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.



One set of amended plan is returned herewith as token of approval.

Yours faithfully,

*[Handwritten Signature]*  
19/3

Executive Engineer- II  
Slum Rehabilitation Authority.

Administrative Building, AnantKaneekar Marg, Bandra(E), Mumbai- 400051 Tel.: 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

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२०२१		

Copy to:

1. Developer: M/s. Reddy Builders.
2. Society: Shree Ganesh Ekta SRA CHS Ltd.,  
Tanaji SRA CHS Ltd.  
Omkar SRA CHS Ltd.  
Kranti SRA CHS Ltd.
3. Assistant Municipal Commissioner 'P-S' Ward.
4. A.E. (W.W.), 'P-S' Ward.
5. A.A. & C., 'P-S' Ward.
6. Secretary (SRA)/I-Card Section.
7. F.C. (SRA)
8. Joint Registrar (SRA) E.S. & W.S.

*Handwritten signature*  
19/11/2020

Executive Engineer-II  
Slum Rehabilitation Authority



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२०२१		

# ANNEXURE- 4 (Collectively)



## Slum Rehabilitation Authority

No.: SRA/ENG/3034/MHL&STGL/AP

Date :- 25 FEB 2021

**To,**  
**M/s. Hardik Associates,**  
B-12, United CHS., Ram Nagar Road,  
Bhandarwada, Malad (W), Mumbai - 400064.

**Sub:** Amended IOA for Sale Bldg. No. 1 in proposed S.R. scheme under Reg. 33(10) of DCPR, 2034 on plot bearing C.T.S No. 49 (pt), 50-A (pt), 55 (pt), of village Pahadi Goregaon, Tal. Borivali, Yashwant Nagar at Goregaon (W) Mumbai - 400 062.

**Ref:** Your proposals submitted vide letter dtd. 18/01/2021.

Gentleman,

With reference to above, the amended plans submitted by you for the Sale building No. 01 are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in LOI under No. SRA/ENG/1169/PS/MHL&STGL/LOI Dated 28/09/2007 & Revised LOI dated 10/05/2007, 28/10/2009 & 18/03/2020 shall be complied with.
2. That all the conditions mentioned in IOA under No. SRA/ENG/3034/MHL&STGL/AP Dated 21/08/2014 & amended IOA dated 19/03/2020 shall be complied with.
3. That the revised R.C.C. design & calculation as per present amended plans shall be submitted.
4. That the CFO NOC shall be submitted before requesting re-endorsement of Plinth C.C.
5. That the NOC/Remarks from E.E. (T. & C.) of MCGM /Traffic Consultant as per EODB guideline for parking layout, shall be submitted before requesting re-endorsement of Plinth C.C.
6. The structure stability certificate as regards the A/C ledge shall be submitted before requesting Re-endorsement of Plinth C.C.
7. The premium towards condonations of internal layout road shall be paid before requesting re-endorsement of Plinth C.C.
8. The further C.C. for podium for the proportionate parking area of Fungible FSI will be restricted till the Fungible plans are issued.



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051  
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

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9. That the Plinth CC shall be got re-endorsed.

One set of amended plans is returned herewith as token of approval.

Your's faithfully

*[Signature]*  
24/2/21

Executive Engineer-  
Slum Rehabilitation Authority

**Copy to :**

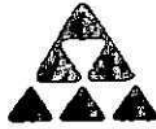
- ✓ 1. M/s. Reddy Builders.
2. Assistant Municipal Commissioner, "P/S" Ward.
3. A.E. (W.W.)
4. H.E. of MCGM.

*[Signature]*  
24/2/21

Executive Engineer-  
Slum Rehabilitation Authority



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# ANNEXURE - 4 (Collectively)

## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3034/MHL & STGL/PS/AP  
COMMENCEMENT CERTIFICATE

**2 JUN 2015**  
**SALE BLDG.**

TO,  
M/s. Reddy Builders & Developers,  
~~1st floor, Reddy House, Opp. Dena Bank~~  
~~Marve Road, Orlem, Malad (West),~~  
Mumbai-400 064.

Sir,  
With reference to your application No. 1405 dated 03/05/2013 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_  
C.T.S. No. 49(pt.), 50A(pt.) & 55(pt.)

of vilage Pahadi Goregaon T.P.S. No. \_\_\_\_\_  
ward P/S Situated at Taluka Borivali, P/S Ward at Yashwant Nagar, Goregaon (W), Mumbai-62 for Shri Ganesh Ekta SRA CHS Ltd., Tanaji SRA CHS Ltd., Gokar SRA CHS Ltd., Kranti Nagar SRA CHS Ltd.  
The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SRA/ENG/1096/PS/MHL & STGL/LOT dt. 28/10/2009.  
IDA U/R No. SRA/ENG/3034/PS/MHL & STGL/AP dt. 21/08/2014  
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of issue. However the construction work should be commenced within three months from the date of issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-  
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.  
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.  
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI A.S. RAO  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to top of Basement of Sale Building as per approved plans dtd. 21/08/2014.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Executive Engineer (SRA) (W.S.)

FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

# ANNEXURE - 5

## मालमत्ता पत्रक

विभाग/मौजे -- पहाडी गोरगांव (प)

तालुका/न.भू.मा.का. -- न.भू.अ.गोरगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर मूभापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची विपत वेळ)
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[न.भू.क्र.३६.प्रमाणे]

सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६६ महाराष्ट्र सरकार

पट्टेदार

इतर भार

इतर शेत

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कर्त
०४/०३/१९८०	वि. शे. सारा/ मुदतवाढ न. भू. क्र.३६ प्रमाणे			सही - न.भू.अ.क्र. १० मुं.उ.न.जि.मुं
१७/०३/१९९७	मा.अधिसूचना न.भू.अ.मुं.उ.जि.मुं यांचे कडील क्र.न.भू./शासकीय मिळकती/संगणीकरण/९७ ३५३/१० आदि दि.२०/१/९७ चे पत्र व इकडील क्र.न.भू.अ.गो./न.भू.क्र.४९/९७ दि.१७/३/९७ चे आदेशांनुसार न.भू.क्र.४९चे संपूर्ण क्षेत्रावर डी.पी. केली प्रमाणे नियमां आरक्षणाची नोंद केली			सही - न.भू.अ.क्र. १० मुं.उ.न.जि.मुं
१६/१२/२०१५	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोरगांव/अभिलेख पुनर्लेखन दि.१६/०२/२०१५ व इकडील आदेश क्र.न.भू.प.गो.(प)/फ.क्र.१०९३/२०१५ दिनांक १६/१२/२०१५ अन्वये मा.अधीक्षक भूमि अभिलेख (म.राज्य) पुणे यांचेकडिले परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद न.भू.अ.क्र.१०९३/२०१५ व इकडील आदेश क्र.न.भू.प.गो.(प)/फ.क्र.१०९३/२०१५ दिनांक १६/१२/२०१५ अन्वये मिळकती पत्रिकेचे पुनर्लेखन नमुद असलेले अंकी क्षेत्र अक्षरी एकविस हजार चारशे एक पुर्णांक चार धराश मात्र चौ.मी नमुद केले			फेरफार क्र.३७३ प्रमाणे सही - १४/०२/२००६ न.भू.अ.गोरगांव फेरफार क्र.१०९३/२०१५ सही - न.भू.अ.गोरगांव



तपासणी करणारा -

खरी नक्कल -

न.भू.अ.गोरगांव

मुंबई उपनगर जिल्हा

नक्कल प्रमाणे २५५५  
नक्कल प्रमाणे २५५५  
नक्कल प्रमाणे २५५५  
नक्कल प्रमाणे २५५५



सत्य प्रतिलिपी

नगर मूभापन अधिकारी, गोरगांव

नगर मूभापन अधिकारी, गोरगांव

परिरक्षण मूभापक नगर मूभापन अधिकारी, गोरगांव

एकूण नक्कल फी.....

बरल - ७/		
२७५८	६०	१८६
२०२१		



## मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गारेगांव (घ)

तालुका/न. भु. मा. का. -- न. भु. अ. गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / का. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या केर तपासणीची नियत वेळ)
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न. भु. क्र. ३६ प्रमाणे.

१०५११५.८  
-६४२.१ पोटविभागणमुळे.

H-१

१०५१७३.७  
-२७५.० पोटविभागणमुळे  
न. भु. क्र. ५०क कडे

१०४९९८.७  
-२६२७.० पोटविभागणमुळे  
न. भु. क्र. ५०ड कडे.

१०२३७१.७  
-५४३.५ पोटविभागणमुळे  
न. भु. क्र. ५०ई कडे.

१०१८२८.२  
५९९१.२ पोट विभाजनाकडे

१५८३७.०  
३२६५.७ पोट विभाजनाकडे

१२५७१.३  
-११७९.० पोट विभाजनाकडे

११३९२.३  
-६४९.७ पोटविभाजनाकडे  
१०७४२.६

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

महाराष्ट्र गृहनिर्माण मंडळ.

पत्तेनगर

इतर भार

इतर शोरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (घ) किंवा भार (भा)	साक्षात्करण
१०/०८/१९८८	वि.शे.सारा मुदतवाढ न. भु. क्र. ३६ प्रमाणे.			सही - न. भु. अ. क्र. १० मू. ट. न. जि. मुंबई
११/११/१९८८	सुधारीत वि.शे.सारा मुदतवाढ न. भु. क्र. ३६ प्रमाणे.			सही - ११/११/१९८८ जि. नि. भु. अ. तथा न. भु. अ. क्र. १० मुंबई

**बरल - ७/**  
 २७५८ ६९ १८६  
 २०२१

## मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गारेगांव (प)

तालुका/न.भू.मा.का. -- न.भू.अ.गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार सासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

५०-अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२९/०४/१९९२	अर्ज, जबाब भाडेकरार सूची क्र. २पी ४०१३/११व दु. प्र.११०-११३/६३२ दि. ६/६/९१ प्रमाणे २०९.० चौ.मी. क्षेत्रास ३० वर्षे मुदतीने भाडे पट्टेदार म्हणून नांव दाखल केले.	S.I.F.	(L) मा. जि.नि. भू.अ. नव भूमि सेवा मित्र मंडळ गारेगांव. तथा न.भू.अ. १० यांचेकडील आदेश क्र. प.गो.(प) न.भू.५०पे. /९२ दि. २९/४/९२	सही - २९/४/१९९२ जि. नि. भू. अ. तथा न. भू. अ. क्र.१० मुंबई
३०/०७/१९९२	अर्ज, जबाब भाडेकरार पा.क्र. २ची ३३८७/८९ दि. ११-९१ प्रमाणे १२३०.० चौ.मी. क्षेत्रास ३० वर्षे मुदतीने भाडेपट्टेदार म्हणून नांव दाखल केले.	S.I.F.	(L) मा. जि.नि.भू.अ. [नव जागृती सुभाष नगर को.ऑ. हो.सो.लि.] तथा न.भू.अ.१० यांचेकडील आदेश क्र. प.गो.(प) न.भू.५०पे./९२ दि. ३०/७/९२.	सही - ३०/७/१९९२ जि. नि. भू. अ. तथा न. भू. अ. क्र.१० मुंबई
१०/०४/१९९३	मा. जिल्हाधिकारी सो.मुं.उपनगर जिल्हा यांचेकडील पोटविभागणी आदेश क्र. सो/कार्य-७/पो.वि./१९९३ दि. १५/४ दिनांक २८/१२/९० अन्वये नगर भूमापन मंडळाच्या ता. बोरीवली येथील न.भू.क्र. ५० क्षेत्र १०५२७३.७ चौ.मी. पेकी मोजणी प्रमाणे ६४ रकबाच्या क्षेत्रास गारे टूटला वितरीत करणेत झालेले ४४ रकबाची क्षेत्राची नविन मिळकत पत्रिका उघडली व सासनाला पा.क्र. ५०व दिला. मुळ न.भू.क्र.५०ला रिकत क्षेत्र १०५२७३.७ चौ.मीटर कायम करून मोजणी ५० व ५०/१ते १४५ चा ५०अ व ५०अ/१ते १४५ रकबा शोधवदल केला.	S.I.F.	(L) गारेगांव नवजागृती को.ऑप.हो.सो.लि.	सही - १०/४/१९९३ जि. नि. भू. अ. तथा न. भू. अ. क्र.१० मुंबई
०९/०२/२००१	भाडेपट्ट्याने पेकी क्षेत्र ६१३९.०० चौ.मी.	र.द.क्र.पी	(L) गारेगांव सुभाषनगर हौसिंग सोसायटी क्षेत्र ६१३९.० चौ.मी. भाडेपट्टा मुदत २० वर्षे दि. २३/१२/९० पासून.	सही - ९/२/२००१ न. भू. अ. गारेगांव
३०/१०/२००२	मा. जिल्हाधिकारी मुं.उपनगर जिल्हा यांचेकडील पोटविभागणी आदेश क्र.सो/कार्या-७अ/पो.वि.एस.आर. ३३०० दि. १६/६/२००० व दि. ५/८/२००२ चे शुध्दीपत्रकीन्वये आणि नगर भूमापन पहाडी गारेगांव ता. बोरीवली येथील न.भू.क्र. ५०अ क्षेत्र १०५२७३.७ चौ.मी. पेकी मोजणी प्रमाणे २७५.०० चौ.मी. क्षेत्र नवभूमि सेवा मित्र मंडळ थाना लिज डिड झाल्याने त्याची नविन मिळकत पत्रिका उघडली.त्याला न.भू.क्र. ५०क दिला व न.भू.क्र.५०अ कायम ठेवून शोध बदल केला नाही.	S.I.F.	(L) गारेगांव नवजागृती को.ऑप.हो.सो.लि.	फेरकार क्र.१५४ प्रमाणे सही - ३०/१०/२००२ न. भू. अ. गारेगांव



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## मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गोरगांव (प)

तालुका/न.भु.मा.वा. -- न.भु.अ.गोरगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टदार (प) किंवा धार (धा)	साक्षात्कृत
१४/०२/२००६	मा. अधीक्षक भूमि अभिलेख मुं.उप. जिल्हा यांचेकडील आदेश क्र. न.भु.सं. ३/न.भु.अ.गोरगांव /अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फ रकार क्र.२७३ प्रमाणे सही - १४/२/२००६ न. भू. अ. गोरगांव
१५/०२/२००६	मे. मुख्य कार्यकारी अधिकारी झो.पु.प्रा.यांचेकडील आदेश क्र. झो.पु.प्रा/न.भु.अ./का.वी. ११/२००५/४०२ दि. २०/१/२००५ मा. नगर भूमापन अधिकारी गोरगांव यांचेकडील आदेश क्र. न.भु.अ./न.भु.क्र. ५०अ/०५ गोरगांव दि. १५/२/२००६ प्रमाणे न.भु.क्र. ५०अ चे क्षेत्र १,०४९९८.७ चौ.मी. क्षेत्रातून पोटविभाजनाने २६२७.० चौ.मी. क्षेत्र कमी करून त्याची ५०ड अशी नविन मिळकत पत्रिका उघडली व त्याचे धारक सत्ताप्रकार पूर्वप्रमाणे कायम ठेवले व न.भु.क्र. ५०अ चे क्षेत्र १,०२३७१.७ चौ.मी. कायम केले.			फ रकार क्र.३७४ प्रमाणे सही - १५/२/२००६ न. भू. अ. गोरगांव
१८/१२/२००७	मा. अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. न.भु.सं.५/का.वि. १८/२००६/१५८ दि. ३०/१/२००६ प्रमाणे म.ज.म.अ. १९६६ चे कलम २५८ प्रमाणे पुनर्विलोकन करून अर्जदार यांचा दि. २६/१२/२००५ चा अर्ज फेटाळण्यात आला आहे. त्यांची नोंद मिळकत पत्रिकेवर घेतली.			फ रकार क्र.४६८ प्रमाणे सही - १८/१२/२००७ न. भू. अ. गोरगांव
०९/०९/२००९	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र.सी./कार्या -७अ/एकत्रि/पो.वि./एस.आर.बी./४४०० /दि. १७/७/२००९ व त्यासोबतचा मंजूर अभिन्नांस इकडील अ.ता. पो.वि. मो.र.नं. २७६/०९ अन्वये प्रत्यक्ष मोजणीअंती येणारे झोपडपट्टी पुनर्वसन योजने अंतर्गत क्षेत्राकडे वर्ग होणारे ५४३.५ चौ.मी.मीटर क्षेत्र मूळ न.भु.क्र.५०अ मधूनकमी करून त्याची न.भु.क्र. ५०ई अशी मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झालेने मूळ धारक व सत्ताप्रकार कायम ठेवून झोपडपट्टी पुनर्वसन योजनेचे क्षेत्र अशी नोंद दाखल केली. मूळ न.भु.क्र. ५०अ या मिळकतीचे क्षेत्रातून ५४३.५ चौ.मी.मीटर क्षेत्र कमी करून त्याचे क्षेत्र १०१८२८.२ चौ.मी.मीटर कायम केले.			फ रकार क्र.५७७/०९
११/१२/२००९	अन्य रितीने व आदेशाने - मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्रमांक सी/कार्या-२/२ई/हक्क नोंद/का.वि. २३२/०९ दिनांक १/१२/२००९ अन्वये स.नं. २९ पैकी ९ एकर ३ गुठे ४ आणि म्हणजेच ३६७५०.० चौ.मी. या आकारी पडती क्षेत्राची नोंद न.भु.क्र. ५०/अ या मिळकत पत्रिकेवर घेऊन धारक सदरी तेवढ्या क्षेत्रांस महाराष्ट्र सरकार यांचे नांव दाखल केल्याची नोंद केली.		धारक महाराष्ट्र सरकार	फ रकार क्र.५८९ प्रमाणे सही - ११/१२/२००९ न.भु. अ. गोरगांव
१७/११/२०११	मा.मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचेकडील आदेश क्र.झो.पु.प्रा./प.भु.अ./सावि १२/कार्या १/टि १/२००९.२३७ दि.१५.१२.२००९ व त्या सोबतचा मंजूर नकाशा व इकडील अ.ता.पो.वि./एकत्रिकरण /मोरनं२८९/१०दि.२७.१.१० अन्वये प्रत्यक्ष मोजणी अंती न.भु.क्र.५०अ क्षेत्र १०१८२८.२ चौ.मी.मधून पोटविभाजनाने ५९९१.२ चौ.मी. क्षेत्र कमी करून पोटविभाजना प्रमाणे झोपडपट्टी पुनर्वसन योजनेत अंतर्भूत होणारे क्षेत्राच्या न.भु.क्र.५०फ क्षेत्र १०२४.८ चौ.मी., ५०फ/१ क्षेत्र १२५३.७ चौ.मी., ५०फ/२ क्षेत्र १८९९.९ चौ.मी., ५०फ/३ क्षेत्र १८१२.८ चौ.मी.अशा नविन मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ता प्रकार कायम ठेवले व न.भु.क्र.५०अ चे क्षेत्र ९५८३७.० चौ.मी.कायम केले.			फ रकार क्र.७२४ प्रमाणे सही - १७/११/२०११ न. भू. अ. गोरगांव



वरल - ७/		
२७५८	६०३	१८६
२०२१		

मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गारेगांव (प)

तालुका/न.भू.मा.का. -- न.भू.अ.गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/ प्रा.प्री.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
५०-अ					

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२१/११/२०११	मा.मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचेकडील आदेश क्र.झोपट्टा / न.भू.अ./ कार्या-३/ टे १/ कावि ३२२/सावि ४/२०१०/४५ दिनांक ५.३.२०१० व त्या सोबतचा मंजूर नकाशा व इकडील अ.ता.पो.वि. / एकत्रिकरण / मो.र.नं. २१६/२०१० दिनांक १८.३.२०१० अन्वये प्रत्यक्ष मोजणी अंती न.भू.क्र.५०अ क्षेत्र ९५८३७.० चौ.मी. मधून पोटविभाजनाचे क्षेत्र ३२६५.७ चौ.मी. कमी करून त्याची न.भू.क्र.५०अ अशी नविन मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ता प्रकार कायम ठेवून झोपडपट्टी पुनर्वसन योजनेतील क्षेत्र असे नांव दाखल केले व मूळ न.भू.क्र.५०अ चे क्षेत्र ९२५७१.३ चौ.मी.कायम केले.			फेरफार क्र.७२५ प्रमाणे सही - २१/११/२०११ न.भू.अ. गारेगांव
२१/११/२०११	मा.मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचेकडील आदेश क्र.झोपट्टा / न.भू.अ./ कार्या-१/ टे १/ कावि ४३५/सावि ६/२०१०/२२० दिनांक १८.४.२०११ व त्या सोबतचा मंजूर नकाशा व इकडील अ.ता.पो.वि. / मो.र.नं.९८/११ दिनांक २५.५.२०११ अन्वये प्रत्यक्ष मोजणी अंती न.भू.क्र.५०अ क्षेत्र ९२५७१.३ चौ.मी. मधून पोटविभाजनाचे क्षेत्र ११७९.० चौ.मी. कमी करून त्याची न.भू.क्र.५०अ अशी नविन मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ता प्रकार कायम ठेवले व न.भू.क्र.५०अ चे क्षेत्र ९१३९२.३ चौ.मी.कायम केले.			फेरफार क्र.७२७ प्रमाणे सही - २१/११/२०११ न.भू.अ. गारेगांव
२५/०१/२०१२	मा.मुख्य कार्यकारी अधिकारी झोपडपट्टी पुनर्वसन प्राधिकरण यांचेकडील आदेश क्र.झोपट्टा / न.भू.अ./ कार्या १/ टे १/ का.वि.३४६/ सावि १२/२०१०/ ४६ दिनांक ५.३.२०१० व त्या सोबतचा मंजूर नकाशा व इकडील अ.ता.पो.वि. / मो.र.नं.३००/१० दि.६.७.२०१० अन्वये प्रत्यक्ष मोजणी अंती न.भू.क्र.५०अ क्षेत्र ९१३९२.३ चौ.मी. मधून पोटविभाजनाचे क्षेत्र ६४९.७ चौ.मी. कमी करून त्याची न.भू.क्र.५०अ अशी नविन मिळकत पत्रिका उघडून सदर जागेचे अद्याप हस्तांतरण न झाल्याने मूळ धारक व सत्ता प्रकार कायम ठेवले व न.भू.क्र.५०अ चे क्षेत्र ९०७४२.६ चौ.मी. कायम केले.			फेरफार क्र.७३५ प्रमाणे सही - २५/०१/२०१२ न.भू.अ. गारेगांव
१६/१२/२०१५	मा.जमावंदी आयुक्त आणि संचालक भूमी अभिलेख विभाग यांचेकडील परिपत्रक क्र.न.भू.अ.प. / अक्षरी नोंद /२०१५. पुणे दिनांक १६/१२/२०१५ अन्वये यांचेकडील आदेश क्र.न.भू.प.गो.प. क्र.१६१३/२०१५ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिका नव्या असलेले अंकी क्षेत्र अक्षरी नोंद हजार सातशे पन्नास पुर्णांक सहा दशांश मात्र याची दाखल केले.			फेरफार क्र.१०९३ प्रमाणे सही - १६/१२/२०१५ न.भू.अ. गारेगांव



न.भू.अ.गारेगांव  
मुंबई उपनगर जिल्हा

तपासणी करणारा  
नगर भूमापन अधिकारी, गारेगांव  
एकूण नवकल फी...  
नगर भूमापन अधिकारी, गारेगांव



सत्य प्रतिलिपी  
नगर भूमापन अधिकारी, गारेगांव

बरल - ७/  
२७५२ ६१४ १८६  
२०२१

## मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गोंरेगांव (प) तालुका/न.भू.मा.का. -- न.भू.अ.गोंरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

नगर पुरापापन क्रमांक / प. प्लो. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

५५ ५४६५.६ ६-१ न.भू.क्र.५३ प्रमाणे

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
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१४/०७/१९७२	वि. शो. सारा/ मुदतवाढ न. भू. क्र. ५३ प्रमाणे			सही - न.भू.अधि.क्र ५ सही
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०७/०४/१९८०	वि. शो. सारा/ मुदतवाढ न. भू. क्र. ५३ प्रमाणे			सही - न.भू.अ.क्र. १० मुं.उ.न.नि.मुंबई
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०१/०९/१९८८	सुधारीत वि.शो.सारा/मुदतवाढ न.भू.क्र.५३ प्रमाणे			सही - न.भू.अ.क्र. १० मुं.उ.न.नि.मुंबई
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२८/०२/१९९४	सहाय्यक सचिव महाराष्ट्र शासन यांचे कडील क्र.एडि एल २८८१ / ८५८३ / ६५५ का १० अ दिनांक १ ऑक्टो.१९८४ चे पत्रान्वये व जि.नि.भू.अ तथा न.भू.अ.क्र.१० मुं.उप.यांचे कडील आदेश क्र. पहाडी गोंरे गाव (प.) / न.भू.क्र.५५ / ९४ दि.२८/०२/१९९४ अन्वये २२६० चौ.मि. क्षेत्रास इतर हक्कात नोंद केली.	S.I	O.R ( इ.मा.) श्री सुवर्ण कवच भवानी माला सेवा केंद्र	
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१४/०२/२००६	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोंरेगांव/अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरपत्र क्र.३७३ प्रमाणे सही - १४/०२/२००६ न. भू. अ. गोंरेगाव
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१६/१२/२०१५	मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद /२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.प.गो.(प) /फे.क्र.१०९३/२०१५ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद असलेले अर्का क्षेत्र अक्षरी पाच हजार चारशे पासष्ट पुर्णांक सहा दशांश मात्र चौ.मी नमुद केले			फेरपत्र क्र.१०९३/२०१५ सही - न. भू. अ. गोंरेगाव
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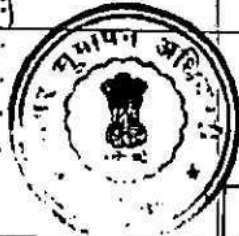
नवकल प्राप्त २५५५५

नवकल तपसणी २५५५५

नवकल तपसणी २५५५५

नगर पुरापापन अधिकारी, गोंरेगाव

१४२



न.भू.अ.गोंरेगांव  
मुंबई उपनगर जिल्हा

सत्य प्रतिलिपी

२७५८ ६५ ७६६  
२०२१

नवकल प्राप्त तारीख.....  
 नवकल तयार तारीख.....  
 नवकल दिव्याची.....  
 नवकल तयार परिसर.....  
 नवकल तपाराची परिसर.....

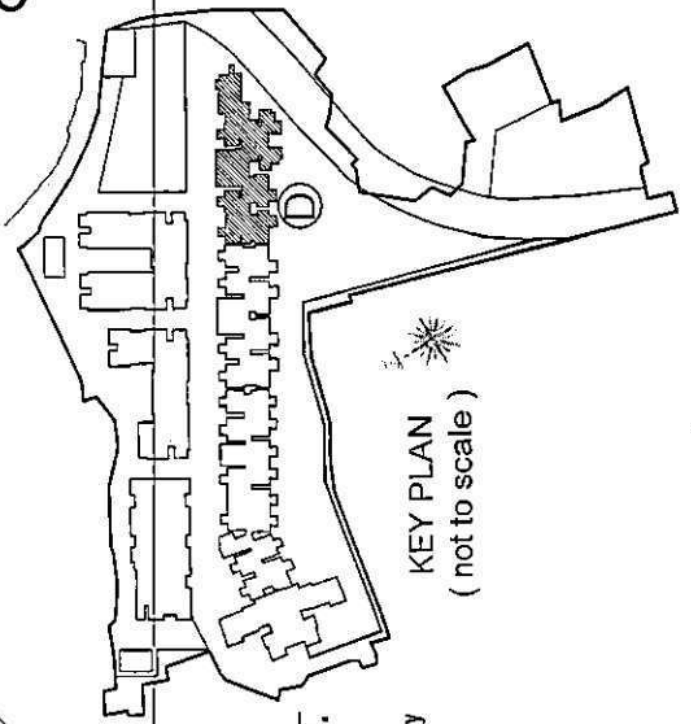
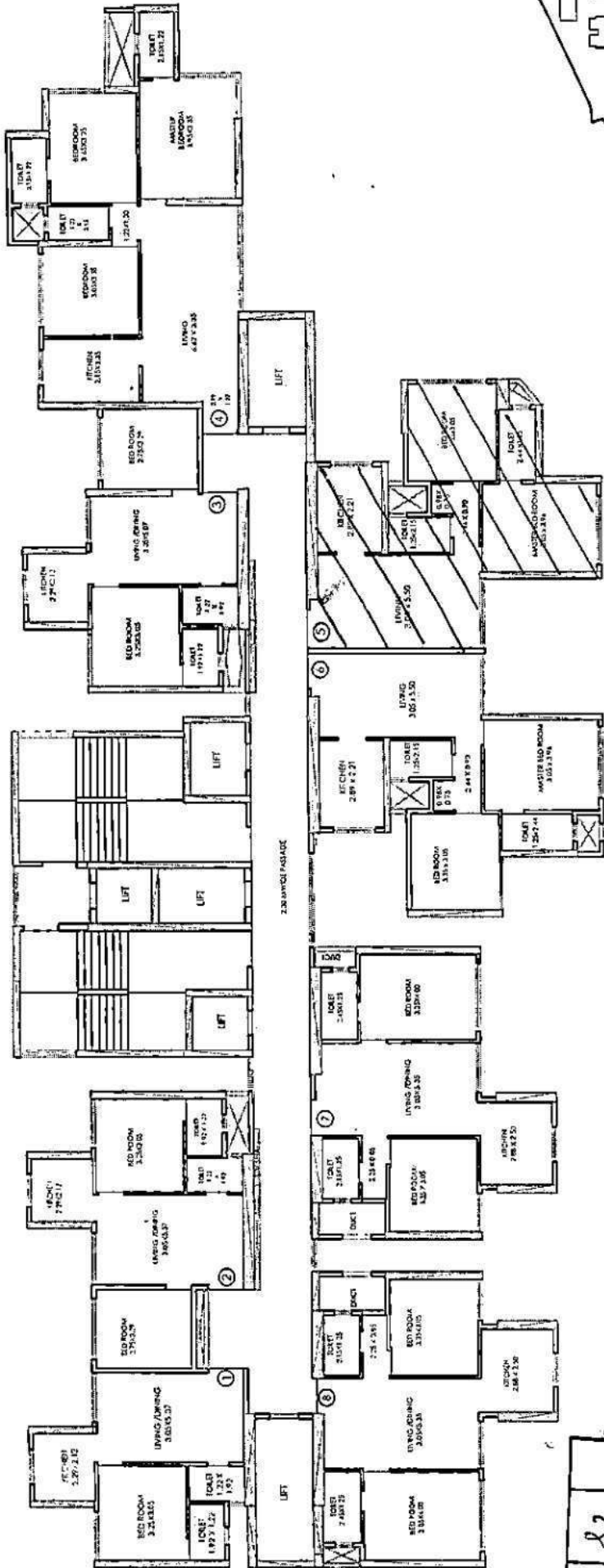
श्री. के. होमरे  
 परिरक्षण प्रमाणक  
 नगर भूसापन अधिकारी, गोरेगांव  
 एकूण नवकल फी.....



वरल - ७/		
204L	६६	92६
२०२१		

# ANNEXURE - 6

34 PARK ESTATE  
D-2305



KEY PLAN  
(not to scale)

TYPICAL 8TH TO 9TH, 11TH TO 16TH, 18TH TO 23RD,  
25TH TO 30TH, 32ND TO 34TH FLOOR PLANS  
( WING 'D' )

for Chandak Realtors Pvt. Ltd.

*Signature*  
Authorised Signatory



For REDDY BUILDERS & DEVELOPERS

*Signature*  
PARTNER

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*Signature*  
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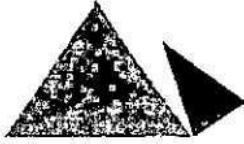
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## ANNEXURE - 7

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Date : \_\_\_\_\_

### TITLE CERTIFICATE

To,  
**M/s. Reddy Builders & Developers**  
Reddy House, Opposite Dena Bank,  
Marve Road, Malad (West),  
Mumbai 400 064.

Re: All those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS Nos. 49 (part), 50-A (part), CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 and 55 (part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, P/S Ward of MCGM, Mumbai - 400 062 ("THE SAID LAND") together with the structures standing thereon. The said Land is more particularly described in the Schedule hereunder written. The said Land and the structures thereon are hereinafter collectively referred to as "THE SAID PROPERTY".

#### A. INTRODUCTION

1. We are investigating right, title and interest of **M/S. REDDY BUILDERS & DEVELOPERS**, a partnership firm registered under the provisions of the Partnership Act, 1932 and having its principal place of business at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 and having (1) Mr. Vishal Rajgaria, (2) Mr. Jagdish M. Gupta, (3) Mr. Navin Pansari and (4) M/s. Oregon Hills LLP and (5) Mrs. Pinniti Sreeram Satya Reddy ("the Developer") to jointly develop the Free Sale Land (as defined below) with **Chandak Realtors Private Limited** ("the Joint Developer"), under the provisions of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ("DCR") and / or under the applicable provisions of the Development Control and Promotion Regulation for Greater Mumbai, 2034 as amended from time to time ("DCPR"), in accordance with the Joint Development Agreement (as defined below) executed by and between the Developer and the Joint Developer.

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**B. STEPS**

1. With respect to the investigation of title, we have undertaken the following steps:

(a) Perused the original title deeds with respect to the said Land.

(b) We have inspected copies of the deeds, documents and writings pertaining to the said Land.

(c) We have seen the search reports carried at the office of Sub-Registrar of Assurances for a period of 64 years from 1955 to 12<sup>th</sup> February, 2020.

(d) We have also seen the search report carried with the Registrar of Firm.

(e) We have examined the Property Register Cards records with respect of the said Land.

We have not conducted any site survey to verify the exact/actual areas under the development.

(g) We have seen the Public Notices ("**the said Public Notices**") published in the following newspapers. No claims or objections have been received in pursuance thereto:

(i) Times of India dated 12<sup>th</sup> December, 2019, Mumbai Edition;

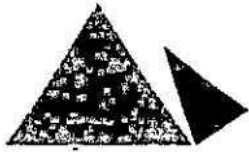
(ii) Maharashtra Times dated 12<sup>th</sup> December, 2019, Mumbai Edition;



For LRYJAL PYKAMIDS

  
PARTNER

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C. **OBSERVATIONS**

1. **Ownership of the said Land:**

- (a) On perusal of the Property Register Cards as detailed herein, it appears that Government of Maharashtra is the owner of the portion of the said Land forming part of land bearing CTS No. 49(part) of Village Pahadi Goregaon (West) and Maharashtra Housing and Area Development Authority is the owner of the balance portion of the said Land forming part of land bearing CTS Nos. 55 (part), 50-A (part) and CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/ 45 of Village Pahadi Goregaon (West).

2. **Development of the said Land under Regulation 33(10) of the DCR:**

- (a) The said Land is being developed under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("**SLUM ACT**") read with Regulation 33(10) of the DCR and / or the applicable provisions of the DCPR ("**THE SAID SCHEME**").
- (b) The slum dwellers on the said Land have comprised themselves into various societies viz. (i) Omkar SRA Co-operative Housing Society Limited ("**Omkar**"), (ii) Kranti Nagar SRA Co-operative Housing Society Limited ("**Kranti Nagar**"), (iii) Tanaji Nagar SRA Co-operative Housing Society Limited ("**Tanaji Nagar**") and (iv) Shree Ganesh Ekta SRA Co-operative Housing Society Limited ("**Ganesh Ekta**"). Omkar, Kranti Nagar, Tanaji Nagar and Ganesh Ekta are hereinafter collectively referred to as "**THE SAID SOCIETIES**".

3. By various deeds and documents, the said Societies appointed the Developer as the Builder and granted development/redevelopment rights with respect to the development/redevelopment of the said Property in the manner and on the terms and conditions as set out therein.



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3.1 The Developer has informed that, SRA has vide its Letter dated 1<sup>st</sup> June, 2007 requested for the grant of no objection from the Government of Maharashtra to undertake slum rehabilitation scheme on the land bearing CTS Nos. 49 (part) and 50 A (part) of Village Pahadi Goregaon (West) which forms part of the said Land. The Developer has further informed that there is no response to the aforesaid Letter dated 1<sup>st</sup> June, 2007 and hence under Clause 2.8 of the Appendix IV to Regulation 33(10) of the DCR, there is a deemed no objection to undertake slum rehabilitation scheme on the said Land from the Government of Maharashtra i.e. the land owning authority.

3.2 The Developer has informed that, SRA has vide its Letter dated 1<sup>st</sup> June, 2007 requested for the grant of no objection from MHADA to undertake slum rehabilitation scheme on the land bearing CTS Nos. 49 (part) and 50-A (part) of Village Pahadi Goregaon (West) which forms part of the said Land. The Developer has further informed that there is no response to the aforesaid Letter dated 1<sup>st</sup> June, 2007 and hence under Clause 2.8 of the Appendix IV to Regulation 33(10) of the DCR, there is a deemed no objection to undertake slum rehabilitation scheme on the said Land from the MHADA i.e. the land owning authority. The Developer has informed that inadvertently land bearing CTS No. 50A/26 to 50A/50 and CTS 50A/67 to 50A/145 forming part of the said Land has not been mentioned in this Letter dated 1<sup>st</sup> June, 2007, however, in the Annexure II issued by MHADA the slum located on land bearing CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 are duly covered, the same has also been certified by the Architect vide the Architect Certificate. The Developer has informed that inadvertently land bearing CTS No. 55 (part) forming part of the said Land has not been mentioned in this Letter dated 1<sup>st</sup> June, 2007, however, MHADA has duly issued Annexure II for the entire land including land bearing CTS No. 55 (part).

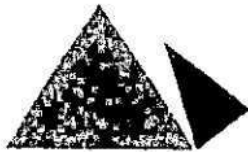
3.3 By and under Letter of Intent dated 10<sup>th</sup> May, 2007 issued by SRA, SRA sanctioned the slum rehabilitation scheme on portion of the said Land admeasuring 9477.40 square meters



M. LAJAL PYRAMIDS

  
PARTNER

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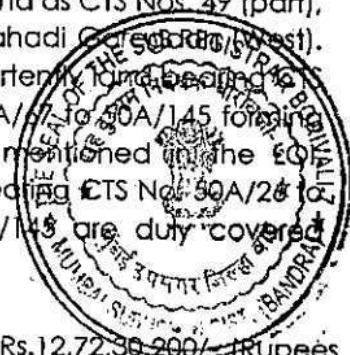
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under the provisions of Regulation 33 (10) of the DCR in favour of the Developer with respect to the Ganesh Ekta, in the manner and on the terms and conditions as set out therein.

3.4 By and under Letter of Intent dated 28<sup>th</sup> September, 2007 issued by SRA, SRA sanctioned the slum rehabilitation scheme on portion of the said Land admeasuring 9782.22 square meters under the provisions of Regulation 33(10) of the DCR in favour of the Developer with respect to Tanaji Nagar, Kranti Nagar and Omkar, in the manner and on the terms and conditions as set out therein.

3.5 By and under Letter of Intent dated 28<sup>th</sup> October, 2009 ("the First LOI") issued by SRA, the SRA sanctioned amalgamation of the slum rehabilitation scheme on the said Land in favour of the Developer and the said Societies, in the manner and on the terms and conditions as set out therein. The First LOI reflects the CTS numbers of the said Land as CTS Nos. 49 (part), 50-A (part) and 55 (part) of Village Pahadi G. S. Road (part). The Architect has certified that inadvertently land bearing CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 forming part of the said Land has not been mentioned in the LOI however, the slum located on land bearing CTS Nos. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 are duly covered under the First LOI.

4. The Developer has informed that an amount of Rs.12,72,30,200/- (Rupees Twelve Crore Seventy-Two Lacs Thirty Thousand Two Hundred only) is to be paid as land premium pursuant to the sanction of the said Scheme, as per the Notification dated 16<sup>th</sup> April, 2008 issued by the Government of Maharashtra ("the said Notification") whereby the existing Rule 1.1 of Appendix 4 of DCR 33(10) is modified and premium is charged and levied by the SRA for undertaking slum rehabilitation scheme on the lands owned by the Government, Semi Government undertaking and local bodies at the rate of 25% of the value of the land (as per the Ready Reckoner value). The Developer has till date paid an amount of Rs. 8,26,99,630/- (Rupees Eight Crores Twenty-Six Lacs Ninety-Nine Thousand Six Hundred and Thirty only) towards the aforesaid land premium and the balance



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needs to be paid in the manner as is required under the law and the approvals granted in this regard.

5. By and under Joint Development Agreement dated 14<sup>th</sup> February, 2020 ("**the Joint Development Agreement**") executed by and between the Developer of the One Part and Chandak Realtors Private Limited i.e. the Joint Developer of the Other Part and registered with the Office of Sub-registrar of Assurances under Serial No. BRL-6/3101/2020, the Developer and the Joint Developer inter-alia agreed to jointly develop/re-develop the Free Sale Land (as defined therein and similarly referred to hereinafter as "**Free Sale Land**") forming part of the said Land, in the manner and on the terms and conditions as set out therein.

- 5.1 By and under Power of Attorney dated 9<sup>th</sup> March, 2020 ("**the Power of Attorney**") and registered with the office of Sub-registrar of Assurances under Serial No. BRL-6/3104/2020, the Developer granted various power and authorities with respect to the development/re-development of the said Property in favour of the Joint Developer, in the manner and on the terms of conditions as set out therein.

- 5.2 By and under Power of Attorney dated 9<sup>th</sup> March, 2020 ("**the RERA Power of Attorney**") and registered with the office of Sub-registrar of Assurances under Serial No. BRL-6/3102/2020, the Developer granted powers to sign, execute and register the said Documents (as defined therein) with the offtees/purchasers of the Free Sale Buildings (as defined therein) to be constructed on the said Land in favour of the Joint Developer, in the manner as more particularly set out herein. The Developer has clarified that the pages nos. 5, 6, 7, 8 and 9 of the RERA Power of Attorney erroneously reflect the serial number under which the RERA Power of Attorney has been registered as Serial No. BRL-6/3201/2020 instead of Serial No. BRL-6/3102/2020.



6. Approvals and Permissions:

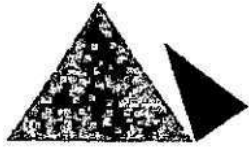
- 6.1 By and under Letter dated 30<sup>th</sup> December, 2010, Maharashtra Pollution Control Board granted consent to operate and consent to establish in favour of the Developer for undertaking development/re-development on the said Land, in the manner and on the terms and conditions as set out therein.

For LEGAL PYRAMIDS

  
PARTNER

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- 6.2 By and under Letter dated 3<sup>rd</sup> March, 2011 addressed by SRA, SRA approved the layout of the said Land for the purposes of undertaking the said Scheme, in the manner and on the terms and conditions as set out therein.
- 6.3 By and under Letter dated 29<sup>th</sup> March, 2011 addressed by the State Level Environmental Impact Assessment Authority of the Government of Maharashtra to the Developer, clearance was accorded under the provisions of Environment (Protection) Act, 1986 read with the Environmental Impact Assessment Notification, 2006, with respect to development / re-development of the said Property in the manner and on the terms and conditions as set out therein.
- 6.4 SRA has issued Intimation of Approval dated 21<sup>st</sup> August, 2014 in favour of the Developer with respect to the Sale Building proposed to be constructed on the portion of the said Land in the manner and on the terms and conditions as set out therein.
- 6.5 SRA has issued Commencement Certificate dated 2<sup>nd</sup> June, 2015 in favour of the Developer with respect to work up to top of basement level of Sale Building proposed to be constructed on the portion of the said Land on the terms and conditions as set out therein.
- 6.6 By and under Letter dated 14<sup>th</sup> November, 2015 bearing Ref. No. FB/HR/R-4/444, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 1 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.
- 6.7 By and under Letter dated 21<sup>st</sup> September, 2016, Airports Authority of India has granted no objection for the construction of buildings on the said Land, up to a height of 149.57 meters AMSL.
- 6.8 By and under Letter dated 6<sup>th</sup> December, 2016 bearing Ref. No. FB/HR/RIV/462, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 2 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.



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6.9 By and under Letter dated 23rd December, 2016 bearing Ref. No. FB/HR/RIV/533, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 2 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

6.10 By and under Letter dated 23rd December, 2016 bearing Ref. No. FB/HR/RIV/534, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential building No. 3 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

6.11 By and under Letter of Intent dated 18th March, 2020 ("the said LOI") issued by SRA, the SRA issued a revised letter of intent with respect to the said Land in favour of the Developer and the said Societies, in the manner and on the terms and conditions as set out therein. The said LOI inter-alia reflects as follows:

1. Free sale component admeasuring 47,805.91 square meters is sanctioned to be utilized on the said Land;

Rehab component admeasuring 43,368.69 square meters is sanctioned to be utilized on the said Land;

There are 862 rehab tenements and 164 PAPS to be constructed on the said Land. There is one non-eligible religious structure on the said Land.

Reservations affecting the said Land are as follows:

- D. P. Road Reservation – 1525.25 square meters;
- Garden Reservation – 683.89 square meters;
- Play Ground Reservation – 183.93 square meters;
- Road Set Back Area – 111.95 square meters;
- Buildable reservation of Municipal Maternity Home and Dispensary – 62.19 square meters.

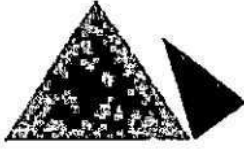
6.12 SRA has vide its Letter dated 19th March, 2020 sanctioned amended plans with respect to the Sale Building No. 1 in the manner and on the terms and conditions set out therein.



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For LEGAL PYRAMIDS

  
PARTNER



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6.13 By and under Letter dated 19<sup>th</sup> March, 2020 bearing Ref. No. FB/HR/R-4/181, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential rehab building No. 4 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

6.14 By and under Letter dated 19<sup>th</sup> March, 2020 bearing Ref. No. FB/HRC/R-4/45, Mumbai Fire Brigade, MCGM has granted no objection with respect to the high rise residential Sale Building No.1 proposed to be constructed on the said Land, in the manner and on the terms and conditions as set out therein.

## 7. Property Register Cards

i. We have been provided with Property Register Card dated 28<sup>th</sup> October, 2015 with respect to land bearing CTS No. 49 of Village Pahadi Goregaon (West) and the same inter-alia reflects as follows:

1. Area of this land is 21,401.40 square meters.
2. The Government of Maharashtra is the owner of this land.
3. The tenure of this land is 'G'.

ii. We have perused Property Register Card dated 29<sup>th</sup> October 2015 with respect to land bearing CTS No. 50 of Village Pahadi Goregaon (West) and the same inter-alia reflects as follows:

1. Area of this land is 90,742.60 square meters.
2. MHADA is the owner of this land.
3. The tenure of this land is H-1 i.e. the land is held by MHADA.

iii. The property cards also reflect names of "Imla Maliks" in the Other Rights column in respect of CTS Nos. 50/A/26 to 50/A/50 and 50A/67 to 50/A/145 of Village Pahadi, Goregaon (W). However as per Regulation 33(10)(VI)1.12 of DCPR 2034, on sanction of Slum Rehabilitation Scheme, rights of Imla Maliks, municipal tenants, or any other tenancy shall stand terminated in respect of sanction of slum rehabilitation scheme.



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IV. We have perused Property Register Card dated 29<sup>th</sup> October, 2015 with respect to land bearing CTS No. 55 of Village Pahadi Goregaon (West) and the same inter-alia reflects as follows:

1. Area of this land is 5,465.60 square meters.
2. The property register card of this land does not reflect name of the owner of the land.
3. The tenure of this land is H-1 i.e. the land is held by MHADA.

8. Mortgages

The Developer has informed that as on date, there are no mortgages and / or encumbrances created on the said Property and/or the development rights thereof.

9. Third Party Rights

The Developer has informed that the Developer has sold various premises in the free sale building proposed to be constructed on the said Land to various purchasers in the manner and on the terms and conditions as mutually agreed by and between them.



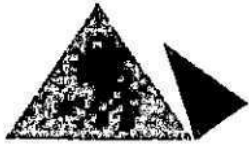
The Developer has informed as follows:

- (i) It has registered the free sale building proposed to be constructed on the said Land as a 'Real Estate Project' viz., '34 Park Estate' with Maharashtra Real Estate Regulatory Authority ("MAHARERA") under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act").
- (ii) MAHARERA has issued a Certificate dated 16<sup>th</sup> August, 2017 and bearing No. P51800006729 under Section 5 of the RERA Act in favour of the Company, on the terms and conditions as set out therein ("RERA Certificate").

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For LASAL PYRAMIDS

  
PARTNER



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Date : \_\_\_\_\_

(iii) As on 30<sup>th</sup> April, 2019 the Developer has made the following disclosures under RERA Act as are reflected on the website <https://maharera.mahaonline.gov.in/>:

- Project Name – 34 Park Estate;
- Promoter 1 – the Developer;
- Promoter 2 – The Joint Developer
- Proposed date of completion – 31<sup>st</sup> January 2028;
- There is no mortgage reflected as an encumbrance.

(iv) By and under various letters ("**Consent Letters**") addressed by various purchasers of various premises in the free sale building proposed to be constructed on the said Land to inter-alia the Developer, the purchasers have inter-alia granted their irrevocable consent in favour of the Developer and the Joint Developer for undertaking the development/re-development of the Free Sale Land, in the manner as set out therein.

## 11. Litigation

The Developer and the Joint Developer has informed us there exists several matters including proceedings filed by various slum dwellers for deciding their eligibility which are pending before the concerned authorities/ court. However, no adverse order affecting the right, title and interest of the Developers/ Joint Developers to undertake the redevelopment has been passed by any court. We have not conducted any search with the registry of any courts of law including High Court, Bombay.

The Developer and the Joint Developer has clarified that there are no litigations affecting the development and proposed development of the free sale component on the said Property.



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12. Partnership Deeds

- (a) By and under Partnership Deed dated 8<sup>th</sup> March, 2005 executed by and between Pinniti Veera Sreeram Reddy of the One Part and Suresh Bapna of the Other Part, the parties therein agreed to carry on in partnership the business of development and construction and all such allied activities thereto in the name and style of "**M/s. Reddy Builders & Developers**" i.e. the Developer, in the manner and on the terms and conditions as set out therein.
- (b) The Developer has informed that, save and except the Partnership Deed dated 8<sup>th</sup> March, 2005, Deed of Partnership dated 31<sup>st</sup> March, 2006, Deed of Partnership (Reconstitution) dated 1<sup>st</sup> July, 2007, Deed of Partnership (Reconstitution) dated 1<sup>st</sup> December, 2015, there are no other partnership deed signed by and between the partners in relation to the reconstitution of the Developer.

13. CONCLUSION

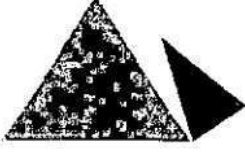


Subject to all that is stated hereinabove and (i) the terms and conditions of all the approvals and permissions obtained by the Developer from time to time; (ii) obtainment of all the statutory permissions and approvals as may be required in this regard; (iii) the pending litigations as set out in paragraph 11 above and relying upon the clarification and information provided to us we are of the opinion that the Developer is entitled to implement the said Scheme and develop the said Land by constructing thereon the rehab component and free sale component under the provisions of Regulation 33(10) of the DCR and / or under other provisions of the DCR / DCPR, and (b) the Developer and the Joint Developer are entitled to jointly develop the Free Sale Land in accordance with the Joint Development Agreement, and such entitlements are clear and marketable, free from all encumbrances.

For LEGAL PYRAMIDS

  
PARTNER

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### THE SCHEDULE REFERRED TO HEREINABOVE

**ALL THOSE** pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS Nos. 49 (part), 50-A (part), CTS No. 50A/26 to 50A/50 and CTS No. 50A/67 to 50A/145 and 55 (part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwanth Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400 062 and bounded as follows:

On or towards West	Police Colony;
On or towards East	44 feet existing Road;
On or towards North	Khaleel Compound; and
On or towards South	K-63 Road.

**DATED THIS 18<sup>th</sup> DAY OF JULY, 2020**

For **LEGAL PYRAMIDS®**  
For **LEGAL PYRAMIDS**

  
Partner. PARTNER



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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MUMBAI FIRE BRIGADE**

OFFICE OF DY. CHIEF FIRE OFFICER (REGULATORY)  
MUMBAI FIRE BRIGADE  
Borivli Regional Command Centre  
Link Road X Gore Road Junction  
Borivli (West), Mumbai - 400 091

No.: FB/HR/R-4/148  
Date: 01/03/2021

**Sub:** Amended N.O.C. stipulating Fire protection and fire fighting requirements for the proposed amendments in construction of proposed high rise residential Sale building No. 1 for developed under S.R. scheme on plot bearing C.T.S. No. 49(pt), 50-A(pt), 50A/26 to 50, 50A/67 to 145 & 55(pt) of village Pahadi Goregaon, Goregaon (West), Mumbai for "Ganesh, Tanaji, Imkar & Kranti CHS LTD."

**Ref:** 1) Letter from M/s. Hardik Associates, License Surveyor dtd. 11/02/2021  
2) M.F.B. No. HR /R-4/148 dated 16/02/2021.

**E.E.(S.R.A.)**

In this case, please refer to this office NOC issued under no. FB/HRC/R-4/45 dated 19/03/2020, for the construction of proposed high rise Sale building no.1 comprising of four wings i.e. Wing 'A', 'B', 'C' & 'D'. Each wing having common ground floor on stilt for horizontal & stack car parking + 1<sup>st</sup> & 2<sup>nd</sup> podium floor for horizontal & stack car parking by way of 12.20 mtrs. wide DP road natural slop + E- deck level for amenity area of 6.00 mtrs. to 9.00 mtrs. wide natural slop from 12.20 mtrs. wide D.P. road + 1<sup>st</sup> to 13<sup>th</sup> upper residential floors with total height of 119.15 mtrs measured from general ground level to terrace level & proposed 04 nos. of automated mechanized car parking tower with height 39.50 mtrs. from ground level with provision of 02 nos. of separate M.S. Staircase with 0.90 mtrs. wide having 0.90 mtrs. wide platform & building is segregated by 04 hours fire resistance RCC wall without any opening.

**Now, the Licensed surveyor has submitted amended plans with following amendment:**

- 1) Licensed surveyor has proposed 05 nos. of passenger's lift leading from ground floor to terrace level instead of 04 nos. of passenger's lift in wing 'D' as shown on the plan.
- 2) Licensed surveyor has proposed 05 nos. of residential flat + refuge area instead of 04 nos. of residential flat + refuge area on 3<sup>rd</sup> floor as shown on the plan.
- 3) Licensed surveyor has proposed floor wise internal layout planning changes on each floor of the building as shown on the plan.
- 4) There are changes in Refuge area calculations in wing 'D' as shown on the plan which are as follows:

**WING 'D'**

Floor	Refuge area in Sq.Mtrs (Required in two part)	Refuge area in Sq. Mtrs (proposed in two part)	Height of the refuge area from general ground level
3 <sup>rd</sup> floor	116.37 sq. mtrs	116.48 sq. mtrs	24.75 mtrs.
10 <sup>th</sup> floor	133.22 sq. mtrs	133.34 sq. mtrs	45.40 mtrs.
17 <sup>th</sup> floor	133.22 sq. mtrs	133.34 sq. mtrs	66.05 mtrs.

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24 <sup>th</sup> floor	133.22 sq. mtrs	133.34 sq. mtrs	86.70 mtrs.
31 <sup>st</sup> floor	76.42 sq. mtrs	76.55 sq. mtrs	107.35 mtrs.
In addition to above, terrace of the building will be treated as refuge area. E.E.(S.R.A.) shall verify the Refuge area calculation and Excess refuge area shall be counted in F.S.I. as per DCPR 2034.			

5) There is change in parking layout/ statement as shown on the plan.

As per the Licensed surveyor, there are no any other changes except above mentioned modifications/ amendments.

**The proposal is considered favourably in view of the facts that:**

- The plot abuts on 12.20 mtrs. wide proposed D.P. Road on east side & 09.00 mtrs. wide driveway (open to sky) on North side of the building.
- As per the proposed plan submitted by Licensed surveyor, the plot abuts on 12.20 mtrs. wide proposed D.P. Road on east side & proposed 9.00 mtrs. Wide driveway on North side of the building. Licensed surveyor has proposed 09.00 mtrs. Wide natural slope on south side which is connected to proposed 12.20 mtrs. Wide DP road which have natural slope for entry & exit of special fire appliances on E-deck level of the building for firefighting in case of emergency & design suitably to bear the load of fire engines with point load of 10 kgs./sq. cms. & structural stability certificate for the same shall be submitted before full occupation of the building.
- Refuge area provided is facing to wider open space of the building.
- The building will be protected with advance in built firefighting system such as wet riser, hydrant system, fire alarm system & sprinkler system, smoke detection system, voice evacuation system, public address system, integrated system, etc.
- The fire resistance rating for staircase F.R.D., flat entrance, Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.
- Efficient P.A. system is recommended for building with standard Building Management System.

vii) The Occupation N.O.C. shall be granted only after the 12.20 mtrs. wide proposed D.P. Road on east side & 09.00 mtrs. wide driveway (open to sky) on North side of the building is fully developed on site.

viii) During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.

In view of the above, as far as this department is concerned, there would be no objection for the above-mentioned amendments in construction of high-rise Sale building no.1 i.e. Wing 'D'. having common ground floor on stilt for horizontal & stack car parking + 1<sup>st</sup> & 2<sup>nd</sup> podium floor for horizontal & stack car parking by way of 12.20 mtrs. wide DP road natural slop + E- deck level for amenity area of 6.00 mtrs. to 9.00 mtrs. wide natural slop from 12.20 mtrs. wide D.P. road + 1<sup>st</sup> to 13<sup>th</sup> upper residential floors with total height of 119.15 mtrs measured from general ground level to terrace level as shown on the plan signed (only for Wing 'D') in token of approval subject to satisfactory compliance with the following requirements;

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1. All the requirements stipulated earlier vide this office NOC issued under No. FB/HRC/R-4 /45 dated 19/03/2020 shall be strictly adhered to with the following additional requirements:

2. **WATER SPRAY PROJECTOR SYSTEM (Additional requirement):**

- Water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head for car parking tower.
  - One fire service inlet for Water spray projector system and wet riser of parking tower shall be provided at the ground of the car parking tower.
3. This NOC from fire safety point of view is issued only for proposed amendments in wing 'D'.

Earlier, the party had paid scrutiny fee of Rs. 55,32,732/- vide receipt no 2848340/41/42 (SAP DOC NO: 1003827067) dated 27.02.2020 on the total gross built up area of 1,04,391.00 sq. mtr. as certified by then Licensed surveyor vide his then letter dtd. 07/07/2017.

Now, the Licensed surveyor has paid additional scrutiny fee of Rs. 8,64,175/- vide receipt no. 6086187, 6086188 & 6086189 (SAP DOC NO: 1004013789) dated 25/02/2021 on the total gross built up area of 1,08,422.00 sq. mtrs. as certified by then Licensed surveyor vide his then letter dtd. 11/02/2021.

However, E.E. (S.R.A), is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

**Note to E.E. (S.R.A) & License Surveyor:**

- The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- The width of abutting road & open spaces are mentioned in plans as submitted by the License Surveyor attached herewith and these parameters shall be certified by the License Surveyor.
- E.E.(S.R.A.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- There shall be no any tree located in the compulsory open spaces of the access way near the Entrance gates.
- The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be got approved from CFO.
- The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by Licensed Agency under Maharashtra Fire Prevention and Life Safety Measures Act 2006.
- Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Licensed surveyor. If any matter pertaining to authenticity or legality

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- shall be cleared by concerned Owner/Occupier/Developer/Licensed surveyor, etc.
- 9) The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is License Surveyor /Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
  - 10) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
  - 11) The Occupation N.O.C. shall be granted only after the 12.20 mtrs. wide proposed D.P. Road on east side & 09.00 mtrs. wide driveway (open to sky) on North side of the building is fully developed on site.
  - 12) As this building is proposed on 12.20 mtrs. wide proposed D.P. Road on east side & 09.00 mtrs. wide driveway (open to sky) on North side, the clear access for the fire engine shall be maintained during construction work of the building.
  - 13) This approval is issued without prejudice to legal matters pending in court of law, if any.

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Dy. Chief Fire Officer  
Mumbai Fire Brigade.

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 3101/2020

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार विकसनकरारनामा

(2)मोबदला 0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 2087406000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सी टी एस नं 49 पार्ट,50-ए पार्ट,50-ए/26 ते 50,50 ए/67 ते 145 आणि 55 पार्ट,व्हिलेज पहाडी गोरेगाव पश्चिम,यशवंत नगर,गोरेगाव प ता. बोरीवली,मुंबई -400062,जमिनीचे एल ओ आय प्रमाणे क्षेत्रफळ 19259.62 चौ मी व सी टी एस प्लान प्रमाणे क्षेत्रफळ 19269 चौ मी,एडीजे/1100902/244/2020,दिनांक 09/03/2020. भरलेले मुद्रांक 104370300/-,या जॉईन्ट डेव्हलपमेंट अॅग्रीमेंट प्रमाणे डेव्हलपरचा रेव्हेंयू हिस्सा 87.76 टक्के असून जॉईन्ट डेव्हलपर रेव्हेंयू हिस्सा 12.24 टक्के आहे.सर्टीफिकेट नं 23/230, इतर माहिती दस्तात नमूद केल्याप्रमाणे.( ( C.T.S. Number : 49 part, 50-A part, 50-A/26 to 50, 50/A-67 to 145 and 55 part ; ) )

(5) क्षेत्रफळ 19269 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार विशाल राजगरीया वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्वे रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AABPR1350F
- 2): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार जगदीश एम गुप्ता वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्वे रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AACPG2753N
- 3): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार नवीन पन्सारी वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्वे रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AADPP2684G
- 4): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार पित्रिती श्रीरामचंद्रा रेड्डी वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्वे रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AALPP0675R
- 5): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार तसलिन जगदीश गुप्ता वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्वे रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAEPG9920B
- 6): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार जयअंबे ट्रेडिंग एल एल पी आणि लॉग लाईफ रिअल्टर्स एल एल पी चे भागीदार सुशिल कुमार राजगरीया वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्वे रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAAPR5979F
- 7): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार अनपे इंटरप्राईजेस एल एल पी चे भागीदार नवीन पन्सारी वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्वे रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AADPP2684G
- 8): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्सचे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार पशीन

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बिल्डटेक एल एल पी चे भागीदार वसंत अग्रवाल वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 फॅन नं:-ADFPA1256L  
9): नाव:-मेसर्स रेड्डी बिल्डर्स एन्ड डेव्हलपर्स चे भागीदार ओरीगॉन हिल्स एल एल पी चे भागीदार पेकॅन मॅनेजमेंट कन्सल्टिंग एल एल पी चे भागीदार बरखा व्ही शर्मा वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाऊस, ब्लॉक नं: देना बँक समोर, मार्व रोड, मालाड प मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 फॅन नं:-BLPPS8665G

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-चांडक रिअल्टर्स प्रा लि तर्फे संचालक अभय चांडक वय:-39; पत्ता:-807-808, 8, हबटाऊन सोलारिस, एन एस फडके मार्ग, तेली गल्ली समोर, अंधेरी पु मुंबई, -, आंधेरी ईस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400069 फॅन नं:-AADCC0680N

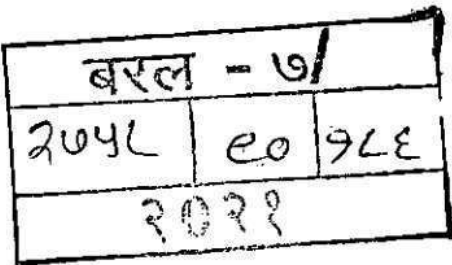
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2020
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2020
(11)अनुक्रमांक,खंड व पृष्ठ	3101/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	104370300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## घोषणापत्र

मी

प्रदिप परब

याव्दावारे घोषित करतो कि, दुय्यम निबंधक, बोरीवली 7 यांच्या कार्यालयात लिव्ह अँड लायन्सेस / करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. शिरधर दास मोहता यांनी दिनांक 05/01/2021. रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलजवाब दिला आहे. सादर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मृत्यु झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये सादरचे कथन खोटे पाहिले जाईल. यांची मला जाणीव आहे.

दिनांक: 06/05/2021



शिरधर दास मोहता  
कुलमुखत्यारपत्र धारकाची सही

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514/149

Tuesday, January 05, 2021  
1:44 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39M  
Regn.:39M

पावती क्रं.: 173 दिनांक: 05/01/2021

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: बंदर18-149-2021

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: चांडक रियलटर्स प्रायवेट लिमिटेड तर्फे ओथोराईज सिप्रेटरी गिरधर दास मोहता

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:03 PM ह्या वेळेस मिळेल.

Joint SR/Angheri-7

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक अंधेरी क्र/७  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0501202106807 दिनांक: 05/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009733093202021E दिनांक: 05/01/2021

बँकेचे नाव व पत्ता:



*hivelhor*

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

08/01/2021

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CHALLAN  
MTR Form Number-6



GRN	MH009733093202021E	BARCODE	05012021102102		Date	05/01/2021-10:21:02	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7		Full Name	Chandak Realtors Private Limited				
Location	MUMBAI		Flat/Block No.	807-808, Hubtown Solaris				
Year	2020-2021 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	Opposite Tell Gully				
0030045501	Stamp Duty	500.00	Area/Locality	Andheri East Mumbai				
0030063301	Registration Fee	100.00	Town/City/District					
			PIN	4 0 0 0 6 9				
			Remarks (If Any)	SecondPartyName=PRADEEP MADHUKAR PARAB-				
			Amount In	Six Hundred Rupees Only				
Total		600.00	Words					
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	0230004202100574229 001361604				
Cheque/DD No.		Bank Date	RBI Date	05/01/2021 0521495 Not Verified with RBI				
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी लागू नाही.

*Handwritten signature*

*Handwritten signature*

*H.C. Redkar*

*Handwritten signature*

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Print Date 05-01-2021 10:21:57  
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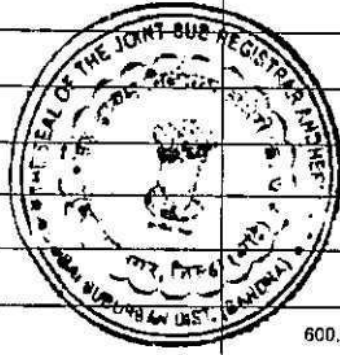
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**CHALLAN**  
**MTR Form Number-6**



GRN	MH009733093202021E	BARCODE	[Barcode]		Date	05/01/2021-10:21:02	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR18 _JT SUB REGISTRAR ANDHERI 7			Full Name	Chandak Realtors Private Limited			
Location	MUMBAI			Flat/Block No.	807-808, Hubtown Solaris			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Opposite Teli Guly			
0030045501	Stamp Duty	500.00		Area/Locality	Andheri East Mumbai			
0030083301	Registration Fee	100.00		Town/City/District				
				PIN	4	0	0	0
				PIN			6	9
				Remarks (If Any)	SecondPartyName=PRADEEP MADHUKAR PARAB~			
				Amount In	Six Hundred Rupees Only			
				Words	600.00			
Payment Details		BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque/DT		Details		Bank CIN	Ref. No.	02300042C21010574229	001361664	
				Bank Date	RBI Date	05/01/2021-10:21:49	Not Verified with RBI	
Name of Bank					Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch					Scroll No. , Date	Not Verified with Scroll		



Department ID: [Blank] Mobile No.: 0000000000  
 NOTE:- This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चलानेसाठी याचम निविदाक कसली निविदा नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करतावयाच्या दस्तावेजाची सादर चलान लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-514-149	0004440098202021	05/01/2021-13:44:17	IGR555	100.00
2	(IS)-514-149	0004440098202021	05/01/2021-13:44:17	IGR555	500.00
Total Defacement Amount					600.00

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0501202106807

Receipt Date 05/01/2021

Received from CHANDAK REALTORS LIMITED, Mobile number 0000000000, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 149 dated 05/01/2021 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District



**Payment Details**

Bank Name MAHB

Payment Date 05/01/2021

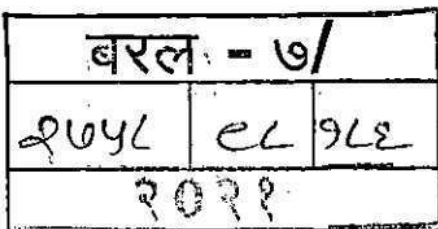
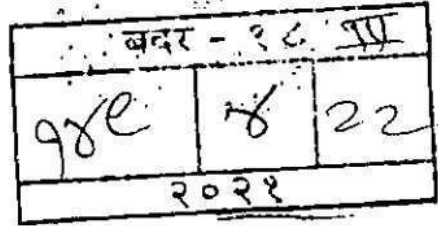
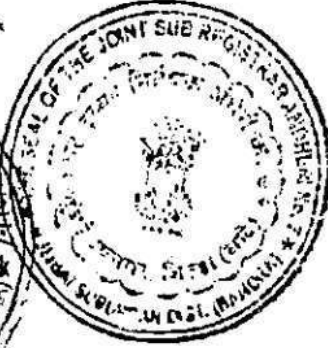
Bank CIN 10004152021010506252

REF No. 004310756

Deface No 0501202106807D

Deface Date 05/01/2021

This is computer generated receipt, hence no signature is required.

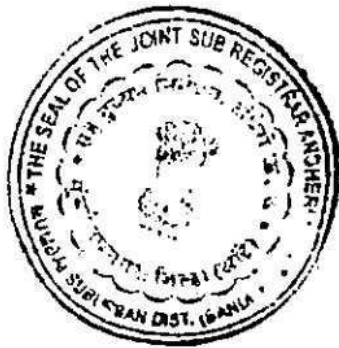




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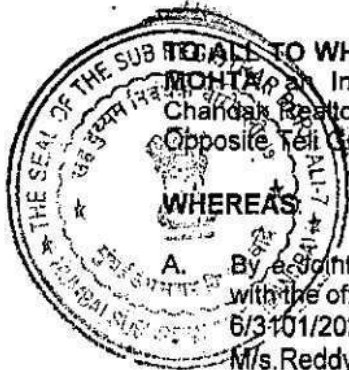


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**SPECIFIC POWER OF ATTORNEY**



**TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. GIRDHAR DAS**  
MONTAR, an Indian inhabitant, aged 53 years, authorized representative of  
Chandak Realtors Private Limited, having address at 807-808, Hubtown Solaris,  
Opposite Teli Gully, Andheri (E), Mumbai-400 069 **SEND GREETINGS:**

**WHEREAS**

A. By a Joint Development Agreement dated 14<sup>th</sup> February, 2020 registered with the office of Joint Sub-Registrar of Assurances Borivali-6 at Sr. No. BRL-6/3101/2020 ("the said Joint Development Agreement") executed between M/s. Reddy Builders & Developers, a partnership firm registered under the provisions of the Partnership Act, 1932 and having its principal place of business at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 ("Developer") on one part and Chandak Realtors Private Limited ("Joint Developer") on the other part, Developer and Joint Developer have jointly agreed to develop / re-develop the Free Sale Land in terms of the said Joint Development Agreement for consideration and on the terms and conditions as set out therein.

B. In pursuance thereof, Developer and Joint Developer have proposed to construct and develop Real Estate Project known as '34 Park Estate' in terms of the said Joint Development Agreement on the Free Sale Land ("Free Sale Land/ the said Land") forming part of Larger Property bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No.

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H.S. Hadkar  
*[Signature]*

*[Signature]*

*[Signature]*



50A/67 to 145 and CTS No. 55(part) of Village Pahadi, Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, P/S Ward of MCGM, Mumbai - 400 062 (the said Property/ said Project"). The said Property is more particularly defined in the Schedule written hereunder.

- C. By and under a Board Resolution dated 22<sup>nd</sup> December, 2020 ("said Board Resolution"), the Joint Developer has specifically authorised me to sign, execute and register on behalf of the Joint Developer, Agreements for Sale with the prospective allottees/ purchasers/ buyers of premises/ flats/ apartments/ shops, in respect of the said Project. A copy of the Board Resolution is annexed hereto as Annexure "A".
- D. In terms of the said Board Resolution, I have been specifically authorized by the Joint Developer (therein referred as the "Company") to sign and execute such Agreements for Sale with the prospective allottees/ purchasers/ buyers of premises/ flats/ apartments/ shops and to lodge the same (personally or through my constituted attorneys) with the offices of the concerned Sub-Registrar of Assurances for registration, for and on behalf of the Joint Developer as its Constituted Attorney and to admit execution thereof and complete all the formalities for registration of the said Agreements for Sale and for that purposes to do all such acts, deeds, matters and things as may be required in law.
- E. Being personally unable to appear before the office of the concerned Sub-Registrar of Assurances and to admit execution of the said Agreements for Sale, I am desirous of appointing MR.PRADEEP MADHUKAR PARAB aged about 46 years and/or MR.ANAND MOHTA, aged about 25 years and/or MR.HRISHIKESH SHYAM HADKAR, aged 33 years, all employees of Chandak Group and having office at 807-808, Hubtown Solaris, 8th Floor, N Phadke Marg, Opposite Teli Gully, Andheri (E), Mumbai-400 069, severally to present and lodge the Agreements for Sale duly signed by me and to appear and admit execution thereof before the concerned Sub-Registrar of Assurances as my true and lawful attorney and to complete all the formalities for registration of the said Agreements for Sale and to do all such acts, deeds, matters and things as may be required for the aforesaid.



KNOW ALL MEN AND THESE PRESENTS WITNESSES THAT MR. GOPHAR DAS MOHTA do hereby appoint, constitute and nominate MR.PRADEEP MADHUKAR PARAB and/or MR.ANAND MOHTA and/or MR.HRISHIKESH SHYAM HADKAR ("Attorneys") as my true and lawful constituted attorney for and on my behalf to do, the following acts, deeds, matters and things, namely:-



- To present and lodge the Agreements for Sale signed by me with the prospective allottees/ purchasers/ buyers of premises/ flats/ apartments/ shops, for registration with the office of the concerned Sub-Registrar of Assurances and to appear before him and/or to attend and remain present whenever called upon before the offices of the concerned Sub-Registrar of Assurances and to admit execution thereof for me and on my behalf and in my name, as the authorised signatory of the Joint Developer in terms of the said Board Resolution.

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3. To pay necessary charges, fees, etc., as may be required in relation to the above and to demand and receive valid receipt for the same.
4. To generally do any and all other act/s, deeds, matters and things that may be required for undertaking the aforesaid.
5. I do hereby agree and undertake to allow, ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in respect of the acts, deeds, matters and things aforesaid.

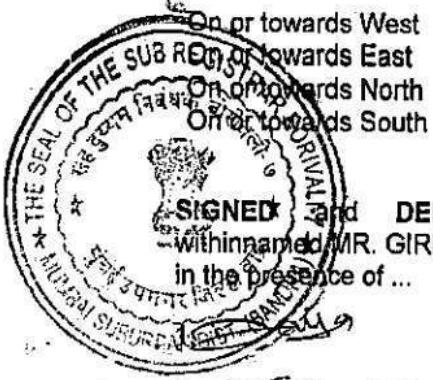
**AND GENERALLY**, to do and perform all acts, deeds, matters and things necessary for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect to the purposes of these presents, as amply, fully and effectually in all respects as I could personally do and perform.

**IN WITNESS WHEREOF**, I hereunto set and subscribe my hand to this Specific Power of Attorney on this 5<sup>th</sup> day of Jan, 2021.

**THE SCHEDULE  
(The said Property)**

All those pieces and parcels of land admeasuring 19,259.62 square meters forming part of larger land bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400 062 and bounded as follows:

- |                     |                          |
|---------------------|--------------------------|
| On or towards West  | : Police Colony;         |
| On or towards East  | : 44 feet existing Road; |
| On or towards North | : Khaleel Compound ; and |
| On or towards South | : K-63 Road;             |



SIGNED and DELIVERED by the )  
 With named MR. GIRDHAR DAS MOHTA )  
 in the presence of ... )

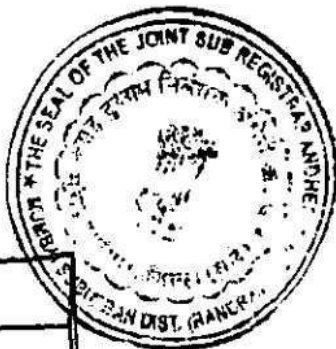
*Girdhar*



I, PRADEEP MADHUKAR PARAB, do hereby agree, confirm and accept the present Specific Power of Attorney in my favour.

PRADEEP MADHUKAR PARAB

*Pradeep*



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I, ANAND MOHTA do hereby agree, confirm and accept the present Specific Power of Attorney in my favour.

ANAND MOHTA



*Anand*

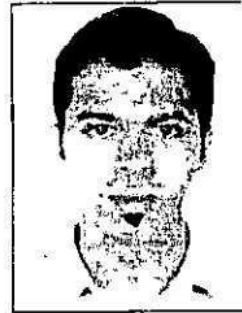


I, HRISHIKESH SHYAM HADKAR do hereby agree, confirm and accept the present Specific Power of Attorney in my favour.

HRISHIKESH SHYAM HADKAR



*H.S. Hadkar*



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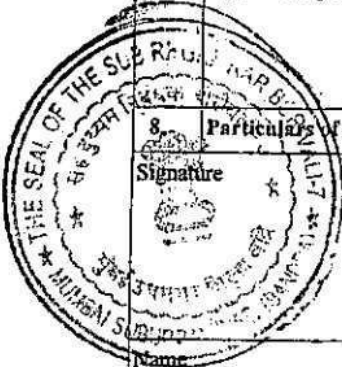
Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate



Registration Number : 27AADCC0680N1ZG

1.	Legal Name	CHANDAK REALTORS PRIVATE LIMITED			
2.	Trade Name, if any	CHANDAK REALTORS PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	807-808, HUBTOWN SOLARIS, N S PHADKE MARG, OPP TELLI GALLI, ANDHERI EAST, Mumbai Suburban, Maharashtra, 400069			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Signature: Validity unknown Digitally signed by AND SERVICES TAX NETWORK 1 Date: 2018.07.28 19:29:27 IST			
	Name				
	Designation				
	Jurisdictional Office				
9.	Date of issue of Certificate	28/07/2018			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					



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This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017.

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*H/S Hadla*

*Amul*

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# CHANDAK REALTORS PVT. LTD.

## BUILDERS AND DEVELOPERS

Hubtown Solaris, B-Wing, 807/808, 8th Floor, N.S. Phadke Marg,  
Opp. Telli Gully, Near Regency Hotel, Andheri (East), Mumbai - 400069.  
Call : 022-26843911/26843912 | www.chandakgroup.com

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF CHANDAK REALTORS PRIVATE LIMITED ("COMPANY") HELD ON 22<sup>nd</sup> DECEMBER, 2020 AT 11.30 A.M.**

Whereas, the Company is engaged in the business of real estate development, construction and sale of flats, shops, units and premises to purchasers thereof.

And whereas, the Company in its regular course of business, is required to sign, execute and register Agreements for Sale ("AFS") with the prospective allottees/ purchasers/ buyers of premises/ flats/ apartments/ shops, in the project/s being developed by it solely and/or jointly with any other Developer, in Mumbai.

And whereas, for the specific purposes as aforesaid, the Board of Directors after due deliberation have resolved to authorize Mr. Girdhar Das Mohta, as Authorized Representative of the Company to sign, execute and register the AFS in favor of prospective allottees/ purchasers/ buyers of premises/ flats/ apartments/ shops, with the office of concerned Sub-Registrar of Assurances in Mumbai and to appoint a power of attorney in his place for the limited purpose of lodging the AFS duly signed by Mr.Girdhar Das Mohta, with the office of concerned Sub-Registrar of Assurances in Mumbai and admitting the execution thereof and to do all necessary acts, deed, matters and things incidental thereto.

In this regard, the following resolutions were passed:

**"RESOLVED THAT Mr. Girdhar Das Mohta, be and is hereby authorized to sign, execute and register as Authorized Representative of the Company. Agreements for Sale in favour of the prospective allottees/ purchasers/ buyers of the premises/ flats/ apartments/ shops developed/ constructed by the Company."**

**RESOLVED FURTHER THAT Mr.Girdhar Das Mohta, Authorized Representative of the Company is further authorized to lodge the Agreements for Sale signed by him with the offices of the concerned Sub-Registrar of Assurances and to admit the execution thereof, for and on behalf of the Company and complete all the formalities for registration of the Agreements for Sale as may be required in law and to do all such acts, deeds, matters and things as may be required for the aforesaid purposes".**

**RESOLVED FURTHER THAT Mr. Girdhar Das Mohta, Authorized Representative is hereby authorized to further delegate his powers limited to the extent of lodging and admitting execution the AFS (duly signed by Mr.Girdhar Das Mohta), in favor of MR.PRADEEP MADHUKAR PARAB aged about 46 years and/or MR.ANAND MOHTA, aged about 25 years and/or MR.HRISHIKESH SHYAM HADKAR, aged 33 years, all having office at 807-808, Hubtown Solaris, 8th Floor, N S Phadke Marg, Opposite Tell Gully, Andheri (E), Mumbai-400 069".**



CERTIFIED TRUE COPY		
For Chandak Realtors Private Limited		
264C	90E	9LE
2022		Director



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२०२१		



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

H.S. Hadker



आधार - आम आदमी का अधिकार



बदर - १० IV		
98L	9B	22
२०२१		

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O सोहन लाल मोहता, हनुमान मंदिर के सामने, मोहता चौक, बिकानेर, राजस्थान, 334001

Address: S/O Sohan Lal Mohita, HANUMAN MANDIR KE SAMNE, MOHTA chowk, Bikaner, Rajasthan, 334001

1947 1800 180 1947 [info@uidai.gov.in](mailto:info@uidai.gov.in) [www.uidai.gov.in](http://www.uidai.gov.in)

बदल - ७/		
264L	900	9LE
२०२१		

*Ms. Hooker*

*Amey*      *Q*

*Pradeep*

**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA

PRADEEP MADHUKAR PARAB  
 MADHUKAR NAVASAJI PARAB  
 14/11/1973  
 Permanent Account Number  
**AQGPP7804H**

  
 Signature



**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**CFTPM6872A**

नाम / Name  
**ANAND MOHTA**  
 पिता का नाम / Father's Name  
**GIRDHAR DAS MOHTA**  
 जन्म की तिथि / Date of Birth  
**04/06/1995**

  
 Signature




**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA

HADKAR HRISHIKESH SHYAM  
 SHYAM PANDURANG HADKAR  
 08/11/1987  
 Permanent Account Number  
**ADPPH3878P**

  
 Signature



वदर - २८ IV		
१४८	१४	२२
२०२१		

वदर - ७/		
२७५८	१०८	१८८
२०२१		









भारत सरकार

Unique Identification Authority of India  
Government of India

Enrollment No.: 1003/20130/00316

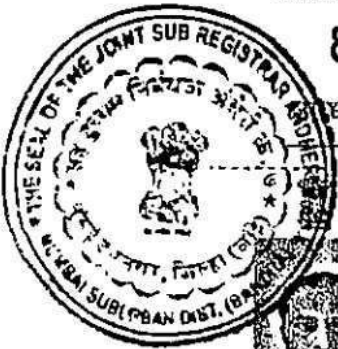
To  
Pradeep Madhukar Parab  
S/O Madhukar N. Parab  
Vivekanand Chawl Devipada Main Road  
Near Highway Near Sadguru Nagar Borivali East  
S.O  
Mumbai  
Maharashtra 400066  
9869789684  
34706179 UG347061796IN



आपका आधार क्रमांक / Your Aadhaar No. :

8637 9671 7091

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA  
Pradeep Madhukar Parab  
Year of Birth : 1973  
Male



8637 9671 7091

आधार - आम आदमी का अधिकार

बदल - ३८ IV		
98E	94	22
२०२१		

H.S. Madhukar

*[Signature]*

*[Signature]*

*[Signature]*



बदल - ७/		
264C	90E	9LE
२०२१		



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

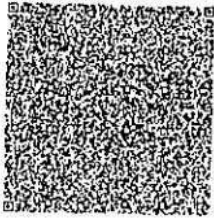
नामांकन क्रम/ Enrolment No.: 0000/00583/35667

Download Date: 04/01/2021

To  
आनंद मोहता  
Anand Mohita  
C/O S/O Giridhar Das Mohita  
Chandak Stella, A-1802  
Plot No. 9, Udyog Nagar  
Opp. S.V.Road  
Goregaon West  
Mumbai  
Mottlai Nagar  
Mumbai Suburban Maharashtra - 400104  
8928994777

Issue Date: 19/07/2017

Signature: Anand Mohita



आपका आधार क्रमांक Your Aadhaar No.

9625 2993 0023

VID : 9197 8115 1053 3407

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



आनंद मोहता  
Anand Mohita  
जन्म तिथि/DOB  
पुरुष/ MALE

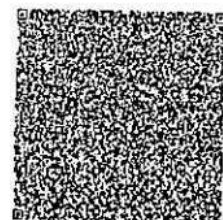


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
एच/ओ गिरधर दास मोहता, चंदक स्टेल्ला, ए-1802, प्लॉट  
नं. 9, उद्योग नगर, गोरगाँव वेस्ट, एस.वी. रोड के सामने,  
मुंबई, मुंबई सबउर्बन,  
महाराष्ट्र - 400104

Address:  
C/O S/O Giridhar Das Mohita, Chandak Stella,  
A-1802, Plot No. 9, Udyog Nagar, Goregaon  
West, Opp. S.V.Road, Mumbai, Mumbai  
Suburban,  
Maharashtra - 400104



9625 2993 0023

VID : 9197 8115 1053 3407

1947 | help@uidai.gov.in | www.uidai.gov.in

बदल - 9625/2993-0023  
VID : 9197 8115 1053 3407  
मेरा आधार, मेरी पहचान  
209L 990 9LE  
2028 बदल - 80 74  
98E 9E/22  
2028

Handwritten signatures and text: "Mrs. Mohita"



भारतीय निकाश आवाज प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1193/60072/02470

To,  
 इशिकेश श्याम हडकर  
 Hrishikesh Shyam Hadkar  
 S/O: Shyam Hadkar  
 12 VERGINO DMELLOW CHAWL  
 SAHAR ROAD  
 CHAKALA VILLAGE ANDHERI EAST  
 Mumbai  
 Sahar P and T Colony Mumbai Mumbai  
 Maharashtra 400099  
 9870562412

Ref: 776 / 16G / 1475615 / 1477898 / P



SH027482023FT



आपला आधार क्रमांक / Your Aadhaar No.

4080 9216 6876

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
 Government of India



इशिकेश श्याम हडकर  
 Hrishikesh Shyam Hadkar  
 जन्म वर्ष / Year of Birth : 1987  
 पुरुष / Male



4080 9216 6876

आधार - सामान्य माणसाचा अधिकार

नदर - १८  
 १४९ १५ २०  
 २०२६



*H.S. Hadkar*  
*R*  
*H.S. Hadkar*

बरल - ७/  
 २०५८ १११ १८६  
 २०२१

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH01 20090003181      DOI: 07-01-2009

Valid Till: 06-01-2029 (NT)      DLD: 19-05-2015



AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV      DOI  
 MCWG      07-01-2008  
 LMV      04-07-2012

FORM 7  
 RULE 18 (2)

DOB: 09-09-1987      BG: B+

Name: DAYANAND KESARKAR  
 S/O of SHYAM SUNDAR KESARKAR  
 Add: A/20, HAFFAKIN ECOMPD, JERBAI  
 WADIA ROAD, PAREL, MUMBAI

PIN: 400012      Issuing Authority: MH01 2015268

Signature/Thumb  
 Impression of Holder



बंदर - १६ IV		
११६	१६२२	
२०२१		

बंदर - ७/		
२०५८	११२	१६६
२०२१		



बदर - १८ IV		
१०९	१९	२२
२०२१		



बदर - ७/		
२७५८	११३	१८९
२०२१		

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DVBPP0438N

नाम / Name

SAURABH SURESH PENDURAKAR

पिता का नाम / Father's Name

SURESH PENDURAKAR

जन्म की तारीख / Date of Birth

06/02/1997

*Saurabh*

हस्ताक्षर / Signature



1082011

*Suresh 2018*



नं. - १६ IV		
१४६	२०२२	
२०२१		

बरल - ७/		
२७५६	११४	५६६
२०२१		

514/149

मंगळवार, 05 जानेवारी 2021 1:44  
म.नं.

दस्त गोपवारा भाग-1

बदर18

दस्त क्रमांक: 149/2021

दस्त क्रमांक: बदर18 /149/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर18 पांचे कार्यालयात

अ. क्रं. 149 वर दि.05-01-2021

रोजी 1:42 म.नं. वा. हजर केला.

पावती:173

पावती दिनांक: 05/01/2021

सादरकरणाचे नाव: चांडक रिमलटर्स प्रायवेट लिमिटेड तर्फे  
ओथोराईज सिग्रेटरी गिरधर दास मोहता

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण: 540.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Andhari

सह. दुय्यम निबंधक, अहमदनगर क. ७

दस्ताचा प्रकार: कुलमुख्यपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रसिध्दार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत  
असेल तेव्हा

शिवका क्रं. 1 05 / 01 / 2021 01 : 42 : 46 PM ची वेळ: (सादरीकरण)

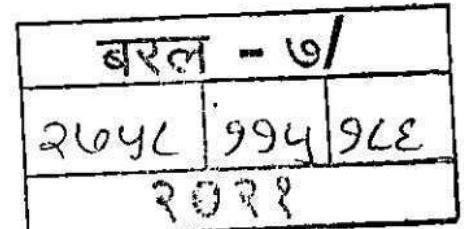
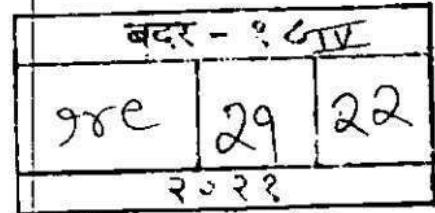
शिवका क्रं. 2 05 / 01 / 2021 01 : 43 : 36 PM ची वेळ: (फी)

सह. दुय्यम निबंधक, अहमदनगर क. ७

## प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसार  
नोंदणीस दाखल झालेला दस्तातील संपूर्ण घटक निष्पादक व्यक्ती,  
साक्षीदार व सोबत जो कायदपत्रांची सत्यता, वैधता, कायदेशीर बाबींसाठी दस्त निष्पादक व  
संपूर्णपणे जबाबदार राहतील.

सह. दुय्यम निबंधक  
अहमदनगर क. ७





दस्तावेज क्र. 149/2021

बदर 18  
दस्तावेज क्र. 149/2021

05/01/2021 14:59 PM  
दस्तावेज क्र. बदर 18/149/2021  
दस्तावेज प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: वॉडक रिप्लेटर्स प्रायव्हेट लिमिटेड तर्फे ओशोरॉडल सिग्रेटरी गिरधर दास मोहता पत्ता: प्लॉट नं: -, माळा नं: 8 वा मजला, इमारतीचे नाव: 807-808, हव्वाटारून सोलारीस अपोझिट तेली गल्ली, ब्लॉक नं: अंधेरी इस्ट मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:	कुलमुखत्यार देणार वय :- 53 स्वाक्षरी:- <i>Livedhar</i>		
2	नाव: प्रदीप मधुवार परब पत्ता: प्लॉट नं: -, माळा नं: 8 वा मजला, इमारतीचे नाव: 807-808, हव्वाटारून सोलारीस, ब्लॉक नं: अंधेरी इस्ट मुंबई, रोड नं: एन एस फडके मार्ग अपोझिट तेली गल्ली, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 44 स्वाक्षरी:- <i>Pradip</i>		
3	नाव: आनंद मोहता पत्ता: प्लॉट नं: -, माळा नं: 8 वा मजला, इमारतीचे नाव: 807-808, हव्वाटारून सोलारीस, ब्लॉक नं: अंधेरी इस्ट मुंबई, रोड नं: एन एस फडके मार्ग अपोझिट तेली गल्ली, महाराष्ट्र, MUMBAI. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 26 स्वाक्षरी:- <i>Anand</i>		
4	नाव: हृषीकेश यशम हडकर पत्ता: प्लॉट नं: -, माळा नं: 8 वा मजला, इमारतीचे नाव: 807-808, हव्वाटारून सोलारीस, ब्लॉक नं: अंधेरी इस्ट मुंबई, रोड नं: एन एस फडके मार्ग अपोझिट तेली गल्ली, महाराष्ट्र, MUMBAI. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 34 स्वाक्षरी:- <i>H.S. Harker</i>		

धरील दस्तऐवज करून देणार तयारगरीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कमुल करतात.  
शिकवण क्र. 3 ची वेळ: 05 / 01 / 2021 01 : 44 : 46 PM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सोरभ पंडुरकर - वय: 23 पत्ता: लिहून देणारप्रमाणे पिन कोड: 400069		
2	नाव: दयानंद केसरकर वय: 34 पत्ता: प्लॉट नं 51, तळ मजला, न्यू शॉपिंग सेंटर बांद्रा इस्ट मुंबई पिन कोड: 400051		



शिकवण क्र. 3 ची वेळ: 05 / 01 / 2021 01 : 45 : 15 PM  
शिकवण क्र. 5 ची वेळ: 05 / 01 / 2021 01 : 45 : 18 PM नोंदणी पुस्तक 4 मध्ये

बदर - १८४  
१०९ २२ २२  
२०२१

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1 Chandak Realtors Private Limited	eChallan	02300042021010574229	MH009733093202021E	500.00	SD	0004440098202021	05/01/2021
2	DHC		0501202106807	440	RF	0501202106807D	05/01/2021
3 Chandak Realtors Private Limited	eChallan		MH009733093202021E	100	RF	0004440098202021	05/01/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2. Get print out of the document for registration.  
For feedback, please write to us at feedback.isarita@gmail.com



204L 99E 72E  
2021

प्रमाणित करणारे येने की या दस्तावेज एवज घेतल्याचे पाने आहेत.  
बदर-१८४ १०९ २२ २२ २०२१  
पुस्तक क्रमांक ४ क्रमांक IV...वर  
नोंदला.  
दिनांक: ०५/०९/२०२१  
1/5/2021



## घोषणापत्र

मी सुनील शेट्ये

याव्दावारे घोषित करतो कि, दुय्यम निबंधक, बोरीवली 7 यांच्या कार्यालयात लिव्ह अँड नॉयस्ससेस / करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. विशाल राजेशीखा यांनी दिनांक 18/01/2021 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलजवाब दिला आहे. सादर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मृत्यु झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल झालेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कुलमुखत्यारपत्र चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहोम. यांची मला जाणीव आहे.



दिनांक: 06/05/2021

S. D. Shetye  
कुलमुखत्यारपत्र धारकाची सही

बरत - ७/		
2046	996	96E
२०२१		



अरल - ७		
2047	996	968
२०२१		

389/771

Monday, January 18, 2021

5:37 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 902

दिनांक: 18/01/2021

गावाचे नाव: पी.एस.पहाडीगोरेगांव  
दस्तऐवजाचा अनुक्रमांक: बरल-6-771-2021

दस्तऐवजाचा प्रकार: फॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: रेड्डी बिल्डर्स अँड डेव्हलपर्स चे भागीदार नवीन पंसायी

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 26

एकूण:

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे  
5:55 PM ह्या वेळेस मिळेल.



सह. द.नि.वोरीवली 6

वाजार मूल्य: रु.0/-

मोवदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1801202109247 दिनांक: 18/01/2021

वेंकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010272316202021E दिनांक: 18/01/2021

वेंकचे नाव व पत्ता:

सह. मुख्य निबंधक, बोरीवली क्र. 6,  
मुंबई उपनगर जिल्हा.

बरल - ७/		
२७५८	९९९	९८९
२०२१		

*Remans*

REGISTERED ORIGINAL DOCUMENTS  
DELIVERED ON 27 JAN 2021



बरल - ७/		
२७५८	१२०	१८६
२०२१		

वरल - ६/		
७७९	९	२६
२०२१		

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1801202109247	Date	18/01/2021
Received from REDDY BUILDERS AND DEVELOPERS, Mobile number 9833223336, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	18/01/2021
Bank CIN	10004152021011808318	REF No.	2660815030
This is computer generated receipt, hence no signature is required.			



वरल - ७/		
२७५८	९२९	९८६
२०२१		

बरल - ६/



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

७७७ २ २६

२०२१

**Receipt of Document Handling Charges**

PRN 1801202109247

Receipt Date 18/01/2021

Received from REDDY BUILDERS AND DEVELOPERS, Mobile number 9833223336, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 771 dated 18/01/2021 at the Sub Registrar office Joint S.R. Borivall 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 520

DEFACED

**Payment Details**

Bank Name IBKL

Payment Date 18/01/2021

Bank CIN 10004152021011808318

REF No. 2660815030

Deface No 1801202109247D

Deface Date 18/01/2021

This is computer generated receipt, hence no signature is required.



बरल - ७/

२७५८ १२२ १८६

२०२१

**CHALLAN**  
MTR Form Number-6



GRN	MH010272316202021E	BARCODE	Date 18/01/2021-14:02:33		Form No	48(I)
Department	Inspector General Of Registration		Payer Details		3	22
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)	009			
		PAN No.(if Applicable)	AAIEB0307D		2028	
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4	Full Name	REDDY BUILDERS AND DEVELOPERS			
Location	MUMBAI	Flat/Block No.	REDDY HOUSE			
Year	2020-2021 One Time	Premises/Building	REDDY HOUSE			
Account Head Details	Amount In Rs.	Road/Street	OPP DENA BANK MARVE ROAD			
0030045501 Stamp Duty	500.00	Area/Locality	MALAD WEST MUMBAI			
0030063301 Registration Fee	100.00	Town/City/District				
		PIN	4	0	0	0 6 4
		Remarks (if Any)	PAN2=AHTPD4112C-SecondPartyName=S			
		Amount In	Six Hundred Rupees Only			
Total	600.00	Words	Six Hundred Rupees Only			
Payment Details	IDBI BANK	FOR USE IN RECEIVING				
Cheque/DD Details	Bank CIN	Ref. No.	69103332021011575138 / 2688702054			
Cheque/DD No.	Bank Date	RBI Date	18/01/2021-14:02:33 / Not Verified With RBR			
Name of Bank	Bank-Branch	IDBI BANK				
Name of Branch	Scroll No , Date	Not Verified with Scrip				



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करायच्याच दस्तावेजांसाठी लागू आहे. नोंदणी न करतायल्या दस्तावेजांसाठी सदर चालन लागू नाही.

बरल - ७/  
2646 923 924  
2021

बरल - ६/		
७७९	४	२६
२०२१		



**POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, Reddy Builders and Developers** a partnership firm registered under the provisions of the Partnership Act, 1932 having its address at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 through its authorized partners  
 (I) **MR. NAVIN PANSARI**, an Indian inhabitant, aged about 59 years and  
 (II) **MR. VISHAL RAJGARHIA**, an Indian inhabitant, aged 31 years, all having their address as above, hereinafter collectively referred to as "the Grantors"  
**SEND GREETINGS:**

**WHEREAS:**

A. M/s. Reddy Builders and Developers, a partnership firm registered under the provisions of the Partnership Act, 1932 ("the Developer" or "RBD") and having its principal place of business at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064 and Chandak Realtors Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered address 807-808, Hubtown Solaris, 8<sup>th</sup> Floor, N. S. Phadke Marg, Opposite Teli Gully, Andheri (E), Mumbai - 400 069 ("the Joint Developer" or "CRPL") are undertaking slum rehabilitation scheme on all those pieces and parcel of land bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka

बरल - ७/		
२७५८	१२४	१८६
२०२१		

*VNRajgarhia*

*S. G. Shetye*  
*Sawarkar*



बोरली - ६//		
००९	५	२२
१९८५		

Borivali, P76 Ward of MCGM, Mumbai - 400 062 ("the said Property") under the provisions of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 and/or under relevant provisions of Development Control and Promotion Regulation for Greater Mumbai, 2034 ("the Project"). The said Land is more particularly defined in the Schedule written hereunder.

B. By and under Joint Development Agreement dated 14<sup>th</sup> February, 2020 executed by and between RBD and CRPL and registered with the Office of Sub-registrar of Assurances under Serial No. BRL-6/3101/2020 ("Joint Development Agreement"), RBD and CRPL agreed to undertake development of the said Land/ free sale land and implement the Project, inter-alia comprising of a Real Estate Project known as '34 Park Estate' on the free sale portion of the said Land, in the manner and on the terms and conditions as set out therein.

C. By virtue of the Joint Development Agreement the Authorized Representatives shall be duly entitled to inter-alia take all decisions on behalf of RBD in relation to execution and implementation of the Project including to sign, execute and register all documents, deeds and writings viz. RERA Agreements for Sale, Deeds of Rectification, Supplementary Agreements, Deeds of Cancellation, Power of Attorney/s, or any other agreement, deed or document, declarations, affidavits and/or undertakings with the prospective premises/ flat/ apartment or unit buyers in the Project as may be required by CRPL and/or sign, execute and register indenture of mortgage, deed of re-conveyance, loan documents, agreements and/or any other document as may be required by the Lender, Bank or Financial Institution to avail project finance ("the said Document/s") in connection with the Project.



We have also been authorized to sign and execute the said Documents and/or lodge the same (either ourselves or through our constituted attorney) with the offices of the concerned Sub-Registrar of Assurances for registration, for and on behalf of RBD and to admit execution thereof and complete all the formalities for registration of the said Documents as may be required and to do all such acts, deeds and things as may be required for the aforesaid.



E. Being personally unable to appear before the offices of the concerned Sub-Registrar of Assurances at Mumbai and to admit execution of the said Document/s, we are desirous of appointing MR. SANDEEP C. DUBEY, aged about 37 years, MR. DEEPAK L. JOSHI, aged about 54 years and MR. SUNIL G. SHETYE, aged about 48 years, as our true and lawful attorneys who shall be severally entitled to admit the execution of the said Documents duly executed by us and to lodge the said Document/s for registration and appear before the concerned Sub-Registrar of Assurances and complete all the formalities for registration of the said Document/s as may be required and to do all such acts, deeds and things as may be required for the aforesaid.

बोरली - ७//		
२६५८	१२५	१८६
१९८५		

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSES THAT, WE (i) MR. NAVIN PANSARI and (ii) MR. VISHAL RAJGARHIA do hereby appoint constitute and nominate, MR. SANDEEP C DUBEY, an Indian inhabitant, aged 37 years, MR. DEEPAK L JOSHI, an Indian inhabitant, aged about 54 years and MR. SUNIL G. SHETYE, an Indian inhabitant, aged 48 years, all employees of Reddy

VNR

*S. G. Shetye*

*Deepak Joshi*

*Sandeep Dubey*

वरल - ६/		
७७७	६	२६

Builders and Developers having address at Reddy House, Opposite Dena Bank, Marve Road, Malad (West), Mumbai 400 064, severally as our true and lawful constituted attorney ("said Attorney") for and on our behalf to do, the following acts, deeds, matters and things, namely:-

1. To present and lodge the said Document/s for registration with the office of the concerned Sub-Registrar of Assurances at Mumbai and to appear before him and/or to attend and remain present whenever called upon before the office of the concerned Sub-Registrar of Assurances at Mumbai and to admit execution thereof in respect of Document/s signed and executed by the Grantors.
2. To receive the said Documents from the Sub-Registrar of Assurances at Mumbai after registration and to give proper receipt and discharge for the same.
3. To pay necessary charges, fees, etc., as may be required in relation to the above.
4. To generally do any and all other act/s, deeds, matters and things that may be required for undertaking the aforesaid.
5. We, Authorized Representative of the Developer i.e. RBD hereby agree to allow, ratify and confirm all and whatever the said Attorneys shall lawfully do or cause to be done in or about the acts, matters and things aforesaid.



**AND GENERALLY**, to do and perform all acts, deeds, matters and things necessary for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect to the purposes of these presents, as fully and effectually in all respects as I/We could personally do and perform.

**WE HEREBY AGREE AND CONFIRM** that this Power of Attorney shall be irrevocable.

**IN WITNESS WHEREOF**, I/ We hereunto have set and subscribed my/our respective hands to this Power of Attorney on the 19<sup>th</sup> day of JAN, 2021.

**THE SCHEDULE**  
(The said Property)

All those pieces and parcels of land admeasuring 19,259.62 square meters and bearing CTS No. 49(part), CTS No. 50-A(part), CTS No. 50A/26 to 50 and CTS No. 50A/67 to 145 and CTS No. 55(part) of Village Pahadi Goregaon (West) situate, lying and being at Yashwant Nagar, Goregaon (West), Taluka Borivali, Mumbai - 400 062 and bounded as follows:

On or towards West	: Police Colony;
On or towards East	: 44 feet existing Road;
On or towards North	: Khaleel Compound ; and
On or towards South	: K-63 Road;

**SIGNED and DELIVERED** by the within named Reddy Builders and Developers, through its authorized partner,

1) Mr. Navin Pansari

*Navin*



वरल - ७/		
२७५८	१२६	१८६
२०२१		

वरल = ६/		
७७७	७	२९
२९२९		

Mr. Vishal Rajgarhia

VNRajgarhia



the presence of ...

- 1.
- 2.



Mr. Sandeep C Dubey do hereby agree, confirm and accept the present Power of Attorney in my favour.

Sandeep C Dubey



I, Mr. Deepak L Joshi, do hereby agree, confirm and accept the present Power of Attorney in my favour.

Deepak L Joshi



I, Mr. Sunil G. Shetye, do hereby agree, confirm and accept the present Power of Attorney in my favour.

Mr. Sunil G. Shetye



वरल - ७/		
२७५८	१२७	१८६
२०२१		



सत्यमेव जयते

बरल - ६/		
७७९	८	२३
२०२१		

Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AAIFR0307D2ZM



1.	Legal Name	REDDY BUILDERS & DEVELOPERS			
2.	Trade Name, if any	REDDY BUILDERS & DEVELOPERS			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	1ST FLOOR, REDDY HOUSE, OPP DENA BANK ORLEM, MARVE ROAD MALAD WEST, Mumbai Suburban, Maharashtra, 400064			
5.	Date of Liability				
6.	Period of Validity	From	02/04/2019	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra			
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK(2) Date: 2019.04.02 16:45:23 IST			
Name		Vandana Shinde			
Designation		STATE TAX OFFICER			
Jurisdictional Office		MUMBAI NODAL DIVISION-9			
9.	Date of issue of Certificate	02/04/2019			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 02/04/2019 by the jurisdictional authority.

बरल - ७/		
२७५८	१२८	१८३
२०२१		

करल - ६/		
७७७	९	२९



सत्यमेव जयते

GSTIN

27AAIFR0307D2ZM

Legal Name

REDDY BUILDERS & DEVELOPERS

Trade Name, if any

REDDY BUILDERS & DEVELOPERS

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



करल - ७/		
२७५८	१३९	१८९
२०२१		

Annexure A

बरल - ६/		
७७१	१०	२६
२०२१		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAIFR0307D

नाम / Name  
REDDY BUILDERS & DEVELOPERS

निगमन / गठन की तिथि  
Date of Incorporation/Formation  
08/03/2005



बरल - ७/		
२७५८	१३०	१८६
२०२१		

बरल - ६/		
७७७	९९	२६
२०२१		



बरल - ७/		
२७५८	९३९	९८८
२०२१		

बरल - ६/		
७७९	९२	२६
२०२१		



भारतीय विशिष्ट आळख प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/10012/0

To,  
नवीन सावरमल पंसाऱी  
Navin Sanwamal Pansari  
D401 Vikas Park CHS LTD  
New Linking Road  
Mithichowky Malad  
Malad West Dely  
Malad West Dely Malad West Mumbai  
Maharashtra 400064  
9821031947

18/12/2012



Ref: 15 / 20A / 27936 / 29925 / P



SH100379498DF



आपला आधार क्रमांक / Your Aadhaar No. :

3672 0082 0494

*newent*

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

नवीन सावरमल पंसाऱी  
Navin Sanwamal Pansari  
जन्म वर्ष / Year of Birth : 1961  
पुंस्य / Male

बरल - ७/		
२७५८	९३२	९६६
आधार		
२०२१		

3672 0082 0494

सामान्य माणसाचा अधिकार



बरल - ६१/		
७७७	९३	२६
२०२१		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NAVIN KUMAR PANSARI

SANWARMAL RADHAKISHAN PANSARI

23/01/1961

Permanent Account Number

AADPP2654G

Signature



*Navin*



बरल - ७/		
२७५६	९३३	९६६
२०२१		

वरल - ६/		
७५९	९४	२६
२०२१		



भारत सरकार  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2017/7B105/22049

To,  
विशाल राजगर्हिया  
Vishal Rajgarhia  
S/O Nandkishor Rajgarhia  
1501, LAKSHACHANDI TOWER  
S V ROAD  
OPP MAJITHIA NAGAR KANDIVALI WEST  
Mumbai  
Kandivali West Mumbai  
Maharashtra 400067  
9819842333

Ref: 1003 / 17Q / 194461 / 194671 / P

SB298418983FH



आपला क्रमांक / Your No.:

5878 0977 6378

माझे , माझी ओळख



भारत सरकार  
Government of India

विशाल राजगर्हिया  
Vishal Rajgarhia  
जन्म तारीख / DOB : 14/02/1989  
पुंस्वर / Male



5878 0977 6378

माझे , माझी ओळख

VNRajgarhia

वरल - ७/		
२७५८	९३४	९८६
२०२१		

वर्ष - ६५		
७७७	१५	२६
३४३४		

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVERNMENT OF INDIA  
 VISHAL NANDKISHOR RAJGARHIA  
 NANDKISHORE RUIRAM RAJGARHIA  
 14/02/1989  
 Permanent Account Number  
 AABPR13506  
 Signature

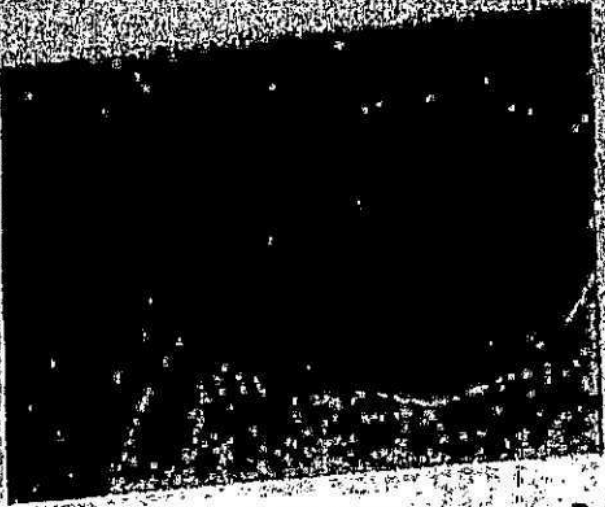



*VNR Rajgarhia*



वर्ष - ७१		
२७५८	१३५	१८६
२०२१		

बरल - ६/		
७७९	९६	२६



आशुतोष रावकर

Government of India

दिवक लाभशंकर जोशी  
Deepak Labhashankar Joshi

जन्म वर्ष / Year of Birth : 1966

पुरुष / Male

*Deepak Joshi*



2580 2801 7899



आधार - सामान्य

भाषासुवा अधिकार



बरल - ७/		
३७५८	३६६	९६६
२०२१		

वरल - ६ /		
७७७	१७	२६

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**DEEPAK L JOSHI**  
**LABHASHANKAR SHANKAR JOSHI**  
**22/02/1966**  
 Permanent Account Number  
**AIFPJ39870**

**पिंत सरकार**  
**GOVT OF INDIA**

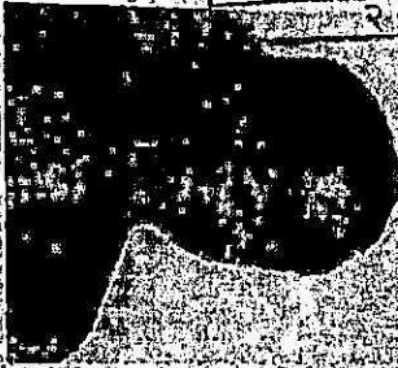
17072007

SUB REGISTRAR  
 आयकर विभाग  
 INCOME TAX DEPARTMENT

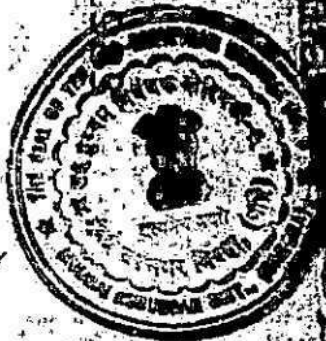
Signature

२७५७७३७	१३७	१६६
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बरल - ६/		
७७१	९८	२२
२०२१		



संदीप सी दुबे  
**Sandeep C Dubey**  
 जन्म तिथि/DOB: 02/12/1992  
 पुरुष/ MALE



*Sandeep Dubey*

**800670362130**

MP/BJ/11/2587/4237/3178

संयुक्त प्रशासनिक सेवा पुरस्कार

बरल - ७/		
२७५८	९३८	९१६
२०२१		




वरल - ६/		
७७	९९	२९
२०२१		

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

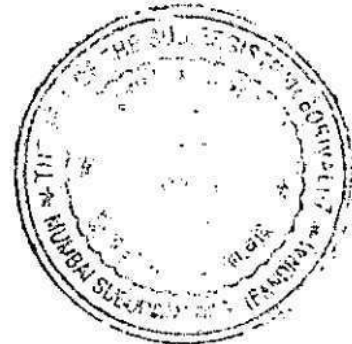
SANDEEP C DUBEY  
 CHANDRA PRAKASH DUBEY

02/12/1983  
 Permanent Account Number  
 AHTPD4112C

*Sandeep Dubey*  
 Signature




*Sandeep Dubey*



वरल - ७/		
२७५८	९३९	९८९
२०२१		

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सिंहगढ़ विभागी

INCOME TAX DEPARTMENT

SUNIL GOVIND SHEIYE

GOVIND SHAHU SHEIYE



25/05/1972

Permanent Account Number

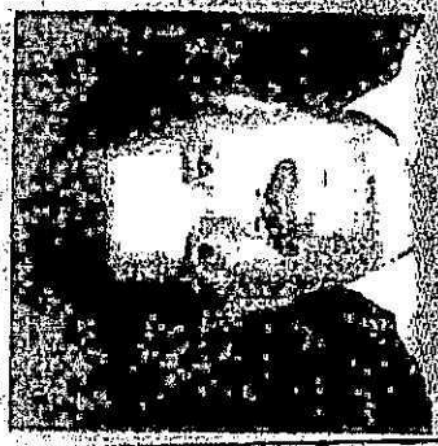
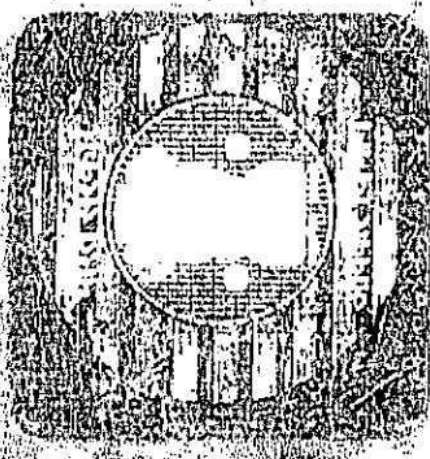
AKLPS5032P

*S. G. Sheiye*

Signature

सिंहगढ़ विभागी

GOVT. OF INDIA



66	20	28
3028		

*S. G. Sheiye*



बरल - ६/		
७७९	२९	२६
२०२१		



**भारत सरकार**  
 Unique Identification Authority of India  
 (केन्द्र/जिल्हा/मंडळ/तालुका)



नोंदविण्याचा क्रमांक / Enrolment No 1207/82563/08082

To,  
 सुनील गोविंद शेट्ये  
 Sunil Govind Shetye  
 S/O Govind Shahu Shetye  
 1/101, Aayushi Apartment  
 Marvel Pada, Datta Mandir Road  
 Geolhan, Marvli Pada Gnan, Vihar East  
 Vnanl  
 Virar East Veshl Thane  
 Maharashtra 401305  
 8108293111

Ref: 186 / 16G / 374373 / 375080 / P



SH029594885FT



आपला आधार क्रमांक / Your Aadhaar No. :

**5971 8338 8312**

आधार - सामान्य माणसाचा अधिकार



Government of India



सुनील गोविंद शेट्ये  
 Sunil Govind Shetye  
 जन्म वर्ष / Year of Birth : 1972  
 पुरुष / Male



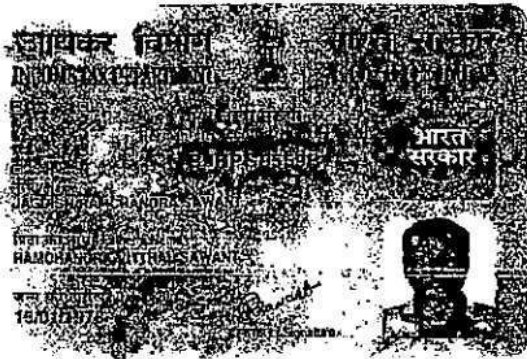
5971 8338 8312

आधार - सामान्य माणसाचा अधिकार

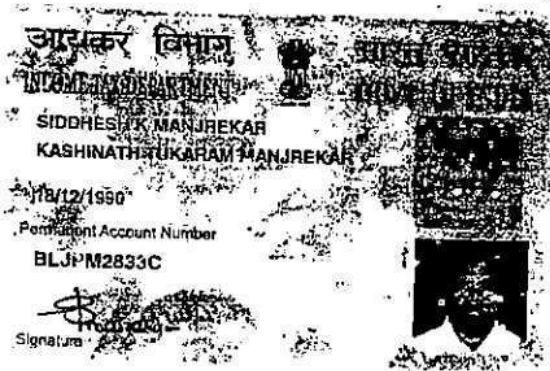
*S. G. Shetye*

बरल - ७/		
२७५८	९४९	९८६
२०२१		

बरल - ६/		
७७९,	२२	२९
२०२१		



FF



✓

बरल - ७/		
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बरल - ७/		
२७५८	१४३	१८८
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Index-2( सूची - २ )

389/771

सोमवार, 18 जानेवारी 2021 5:37 म.नं.

दस्त गोपबारा भाग-1

वरल-6

दस्त क्रमांक: 771/2021

दस्त क्रमांक: वरल-6 /771/2021

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. वरल-6 यांचे कार्यालयात

पावती:902

पावती दिनांक: 18/01/2021

अ. क्रं. 771 वर दि.18-01-2021

सादरकरणाराचे नाव: रेड्डी बिल्डर्स अँड डेव्हलपर्स चे भागीदार नवीन पंसाारी

रोजी 5:34 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 26



दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 18 / 01 / 2021 05 : 34 : 48 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 18 / 01 / 2021 05 : 35 : 51 PM ची वेळ: (फी)

वरल - ६/		
७७७	२५	२६
२०२१		



### प्रतिज्ञापत्र

\* सदर दस्तऐवज नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे \* दस्तातील संपूर्ण मजबूर, निष्पादक व्यक्ती, साक्षीदार व सौबत जांडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व साक्षीदारांक व संपूर्ण जबाबदार राहतील.

लिहून देणारे:

VNRajgoshia

लिहून घेणारे:

G. G. Shetye

वरल - ७/		
२७५८	१२५	१८६
२०२१		



18/01/2021 5:47:42 PM

दस्त गोप्यवार भाग-2

बरल-6

दस्त क्रमांक:771/2021

दस्त क्रमांक:बरल-6/771/2021

दस्ताचा प्रकार :-पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संदीप सी धुवे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: होल्डर ऑप देना बँक भावें रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर:AHTPD4112C	पॉवर ऑफ अटॉर्नी वय :-37 स्वाक्षरी:		
2	नाव:दीपक जोशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: होल्डर ऑप देना बँक भावें रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर:AIFPJ3987Q	पॉवर ऑफ अटॉर्नी वय :-54 स्वाक्षरी:		
3	नाव:सुनील गो शेट्टे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: होल्डर ऑप देना बँक भावें रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी वय :-48 स्वाक्षरी:		
4	नाव:रेड्डी विल्डर्स अँड डेव्हलपर्स चे भागीदार नवीन पंसादी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: होल्डर ऑप देना बँक भावें रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर:AAIFR0307D	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:		
5	नाव:रेड्डी विल्डर्स अँड डेव्हलपर्स चे भागीदार विशान राजगेरिया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: होल्डर ऑप देना बँक भावें रोड, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर:AAIFR0307D	कुलमुखत्यार देणार वय :-31 स्वाक्षरी:		

बरील दस्तऐवज करून देणार तयारकीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करणात  
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ओळख:-

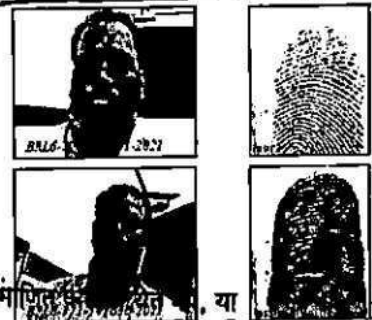
खालील प्रमाणे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात



स्वाक्षरी

स्वाक्षरी

बरल-6	७७९	२६	२६
छायाचित्र	२०२१	अंगठ्याचा ठसा	



प्रमाणित आहे की या दस्तामध्ये एकूण २६ पाने आहेत.  
पुस्तक क्र. १/बरल-६/७७९/२०२१  
वर नोंदला, दिनांक 18 JAN 2021

शिष्टा क्र.4 ची वेळ:18/01/2021 05:46:06 PM



सह. दुय्यम निबंधक, बरोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no	Doc. Licence	Amount	Used AI	Defacta	बरोरीवली क्र. ६, उपनगर जिल्हा
1	REDDY BUILDERS AND DEVELOPERS	eChallan	69103332021011815138	MH010272316202021E	500.00	SD	0004761940202021	18/01/2021
2		DHC		1801202109247	520	RF	1801202109247D	18/01/2021
	REDDY BUILDERS AND DEVELOPERS	eChallan		MH010272316202021E	100	RF	0004761940202021	18/01/2021

बरल-6  
२०५१  
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771 /2021

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 INCOME TAX DEPARTMENT  
 CHHAYA KRISHNARAO  
 RAJESHCHANDRA HIRAPAL RAJANI  
 05/10/1968  
 Account Number  
 AELAS0708

भारत सरकार  
 GOVT OF INDIA

*[Handwritten signature]*



बरल - ७/		
2642	986	9480
०००९		

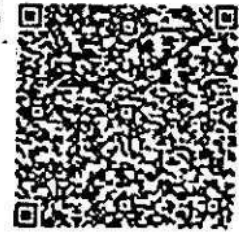


भारत सरकार  
GOVERNMENT OF INDIA



छाया किरीट सोमैया  
Chhaya Kirit Somaiya

जन्म तिथि/ DOB: 08/10/1966  
महिला / FEMALE



5105 3349 6631

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

A/601, विनी क्लासिक,  
एम.जी.रोड, आराणज  
कॉम्प्लेक्स के पास, महाराष्ट्र  
कांदिवली वेस्ट, मुंबई,  
महाराष्ट्र - 400067

A/601, Vini Classic,  
M.G.Road, Near RNA  
Complex, Maharashtra  
Nagar, Kandivali West,  
Mumbai, Mumbai,  
Maharashtra - 400067

5105 3349 6631



194/  
1800 300 1947

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Bengaluru-560 001

बरत - ७/		
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DISHA KIRIT SOMAIYA

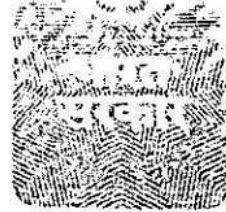
KIRIT RAMNIKLAL SOMAIYA

31/10/1990

Permanent Account Number  
DCLPS0995G

*Disha*

Signature



16122010



वरल - ७/		
२७५८	९४९	९८९
२०२१		

  
 भारत निवडणूक आयोग  
 ओळखपत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 AVE4465837



मतदाराचे नांव : दिशा किरीट सोमैया  
 Elector's Name : Disha Kirit Somaiya  
 वडीलांचे नांव : किरीट सोमैया  
 Father's Name : Kirit Somaiya  
 लिंग / Sex : स्त्री / Female  
 जन्म तारीख / Date of Birth : 31/10/1990

AVE4465837

पत्ता : A/601, विनी क्लासिक, महाराष्ट्र नगर एन.ए.जवळ  
 , एम जी रोड, कांदिवली (प)

तालुका - बोरीवली  
 जिल्हा - मुंबई उपनगर (महाराष्ट्र) - 400067

Address: A/601, Vini Classic, M. G. Road, Near  
 Maharashtra Nagar, Kandivali West

Teh - Borivali  
 Dist - Mumbai Suburban Dist. (MH) - 400067



Date: 10/10/2015

161- चार्कॉप विधानसभा मतदारसंघी करीत  
 मतदार नोंदणी अधिकारी  
 S. S. सोमैया सलेपा शिक्का  
 Facsimile Signature of the  
 Electoral Registration Officer  
 for 161- Charkop Constituency

एता बदलविण्याक किता नवीन पत्त्यावर आपले नाव मतदार यादीत समाविष्ट  
 करपवे आणि या पत्त्यावर याच नंबर चे कार्ड घेण्याकरिता फारंवर आपला  
 कार्ड नंबर जरूरय लिहावा.  
 In case of change in address, mention this Card  
 No. in the relevant Form for including your name in  
 the roll at the changed address and to obtain the  
 card with name number.

10/10/2015

वरल - ७/		
2642	2409LE	
२०२१		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SALONI KIRIT SOMAIYA

KIRIT RAMNIKLAL SOMAIYA

25/09/1996

Permanent Account Number

FV VPS9393K

*SKS*

Signature



03/12/2014



बरल - ७/		
२७५८	९५९	९८६
३०२९		



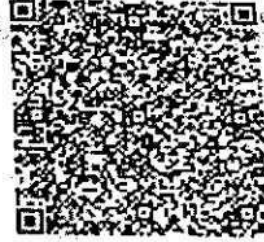
भारत सरकार  
GOVERNMENT OF INDIA



सलोनी किरिट सोमैया  
Saloni Kirit Somaiya

जन्म तारीख/DOB: 25/09/1996

महिला / FEMALE



3126 0114 6195

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

अ- 601, विनी क्लासिक सीएचएसएल,  
एन.जी. रोड, आरएनए कॉम्प्लेक्स जवळ,  
महाराष्ट्र नगर, मुंबई, मुंबई,  
महाराष्ट्र - 400067

Address

A- 601, Vini Classic CHSL, M. G.  
Road, Near RNA Complex,  
Maharashtra Nagar, Mumbai,  
Mumbai,  
Maharashtra - 400067



3126 0114 6195



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Bengaluru-560 001

बरल - ७/		
२७५८	१५२	१८६
२०२१		

## घोषणापत्र

मी हामा सोभय याच्द्वारे घोषित करतो कि, दुय्यम निबंधक, बोरीवली 7 यांच्या कार्यालयात लिब्ह-अॅड लम्पसन्सेस / करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. किशा सोभय यांनी दिनांक 3/03/2021 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलजवाब दिला आहे. सादर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मृत्यु झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यात मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी विषमप्रकारे सुद्धी देईन यांची मला जाणीव आहे.

दिनांक: 6/5/2021



*(Signature)*

कुलमुखत्यारपत्र धारकाची सही

वरल - ७/		
2646	943	908
२०२१		



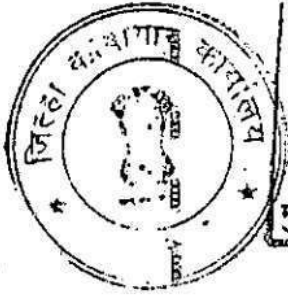
बदल - ७/		
2042	948	9LE
२०२१		



महाराष्ट्र MAHARASHTRA

2021

BD 693853



जिल्हा कोल्हापूर कार्यालय, ठाण  
18 MAR 2021  
मुद्रांक प्रमुख लिपीक / लिपीक



GENERAL POWER OF ATTORNEY



बरल - ७/		
२७५८	१५५	१८६
२०२१		

जाहपत्र २ 24 MAR 2021

मुद्रांक विक्रीची मर्यादित प्रतिलिपि क्रमांक.....  
दस्तावा प्रकार.....  
दस्त नोंदणी करणार आहे का ? :- होय/नाही.....  
मिळकतीचे धोरणकाराचे नांव.....  
मुद्रांक विक्रीचे घेणाऱ्याचे नांव व पत्ता Disha Somaiya  
दस्तावा पक्षकाराचे नांव व पत्ता.....  
हस्ते असल्यास त्याचे नांव/पत्ता.....  
हस्ते सही.....  
परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. दुवे).....  
मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, नौरा रोड (पूर्वी), ठाणे.  
परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात दाखलणे बंधकारक आहे

525562

24 MAR 2021



बरेल - ७/		
२७५८	१५६	१८६
२०२१		



**GENERAL POWER OF ATTORNEY**  
**(Daughter to Mother)**

THIS GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS 29 DAY OF MARCH 2021.

I, **DISHA KIRIT SOMAIYA [PAN No. DCLPS0995G]**, aged about 30 years, D/o Mrs. Chhaya Somaiya, Address No. 756 Reseda Dr, Apt 3, Sunnyvale, CA 94087.

**Do hereby nominate, constitute, and appoint my mother:**

**Mrs. Chhaya Somaiya [PAN No. AEUPS9770B]**, D/o Rameshchandra Rajani, residing at A-601, Vini Classic, M.G. Road, Kandivali - West, Mumbai - 400067, Maharashtra.

Whereas, I am intended to purchase immovable property and I am unable to attend the day to day affairs in respect of the said transactions as I am settled at Abroad and as such I hereby nominate, constitute and appoint **my mother Mrs. Chhaya Somaiya**, to do the following acts, deeds and things in my name and on my behalf.

1. My Attorney shall search for me a suitable immovable property/s like Vacant Site, Residential House, Land or Building and Apartment/Flat/s and to secure for me such immovable property/s by entering into an agreement/s with the Seller/s by fixing up the sale consideration and to pay such sale consideration amount and enter into Sale Agreement/s and thereafter Sale Deed/s to be executed by such Seller/s in my name and on my behalf.
2. My Attorney shall verify and sign on my behalf the proposed agreement/s and the Sale Deed/s and admit the execution of the Sale Deed/s before the concerned Sub-Registrar's Office and sign the concerned registers and other papers relevant for completion of the sale transaction in my name and on my behalf.
3. My Attorney shall secure and hold the possession of such immovable property/s so purchased in my name and my Attorney shall procure the documents of title from the Seller's of the immovable Property/s.



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Santa Clara, ss.  
 Subscribed & sworn to (or affirmed) before me on this 29 day of March by Disha Somaiya proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

*A.K. Sandhu, Notary Public*



*Disha*

बतल - ७/		
2647	946	92E
२०२१		

4. My Attorney in the event of purchasing a vacant site shall apply for and obtain necessary building license and get the approved plan sanctioned from the competent authority and to put up such construction/s on the said vacant site.
5. To pay Property tax, fee, fine and charges etc., to the concerned Government authorities or such other office/s in respect of my Schedule Property/s on my behalf and to obtain Khata Certificate from the concerned authority by paying necessary charges.
6. My Attorney shall also apply for the Electricity and Water Supply Service to the Property/s so purchased / constructed from the competent authorities.
7. My Attorney shall on My behalf engage building contractors, labourers or men for construction of building on the site / land so purchased and to remunerate them by entering into a contract.
8. My Attorney to represent me before any Government Authority for all intents and purposes in connection with all or any of the matters pertaining to my property/s.
9. To sign and execute all applications, forms, petitions, declarations, undertakings, bonds on my behalf in respect of purchase of property.
10. My Attorney shall represent me before the Central, State and Quasi Government authorities on my behalf.
11. To enter into Rental Agreement or Lease Agreements or any other Rental agreements with any person or body of person/s or company or association in respect of Schedule Property/s and also to sign the Rental Agreement with all terms and conditions stipulated therein as per law.
12. To fix the monthly Rent and Security Deposit and collect the monthly rent from the prospective Tenant/s and Security Deposit on my behalf in respect of the Schedule Property/s and issue receipts on my behalf.

My Attorney hereby authorized to represent me before Income Tax Authorities, to sign, verify and file Income Tax returns and pay income tax on my behalf.



Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Santa Clara ) ss  
 Subscribed & sworn to before me on this 29 day of May, 2024 by  
 Disha Somanya proved to me on the  
 basis of satisfactory evidence to be the person(s) who appeared before me.

*A.K. Sandhu*  
 Notary Public

*Disha*



२०२४ - ७/		
२७५८	९५२	९८६
२०२४		

14. To apply for loan/s under the various schemes of any Banks or Financial Institutions for such amount as my attorney may deem fit and for that purpose to pay the processing fee/s and sign the loan application/s in my name and on my behalf and to furnish all the details and information required by concerned Bank and to give any statement, letter, clarification or any other writing required or necessary for availing the said loan/s from Bank and from time to time to follow up the said loan application/s and do such other things and deeds as may be necessary in relation thereto.
15. To raise any Loan for the purpose of Purchase of Property/construction of Building over the Property purchased / to be purchased on the security of the said property purchased / to be purchased and for this purpose to mortgage, create charge or to deposit the title deeds of the said property purchased/ to be purchased and execute necessary documents connected therewith and to clear the above said on my behalf
16. That in the event of any dispute, proceedings or litigation/s were to arise with regard to my Property/s shall defend and prosecute the same either launched against me or to be commenced on my behalf, either personally or through an Advocate and to represent me before all the courts of law by verifying and signing all such pleadings and to produce documents and adduce oral evidences and secure certified copies of such proceedings and to execute such orders, judgment and decree against such person/s in order to safeguard my interest in respect of Schedule Property/s.
17. To appear for and represent me in all courts, civil, criminal or revenue, in original revisional or appellate or forums or any Govt. office/s and to sign, execute and verify and file plaints, written statements petitions and also to present appeals in any court/s and to accept service of all summons, notices and other processes of law
18. To appoint engage on my behalf Advocate/s or Solicitors whenever my Attorney shall think proper to do so and to discharge his/her or their appointments.
19. To collect all the postal letters, notices, courier letters, registered post letters and with authority to sign all acknowledgement and to give reply necessary, on my behalf.



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Santa Clara ) ss.  
 Subscribed & sworn to or affirmed before me on this 29 day of April by  
Disha Sonar ya proved to me on the  
 basis of satisfactory evidence to be the person(s) who appeared before me.

*A. K. Sandhu*  
 Notary Public



*Disha*

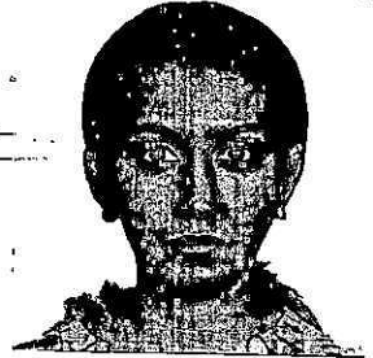
3		
बदल - ७/		
2646	94E	92E
२०२१		

And generally, except sale of my property my attorney shall, to do all such acts, deeds and things which my Attorney deems fit and proper in this regard. I, hereby agree to ratify and confirm that all or any of the acts, deeds and things done, caused to be done by my attorney by virtue of these presents.

IN WITNESS WHEREOF, I, the executant herein has affixed my signature to this **GENERAL POWER OF ATTORNEY** on the day, month and year first above mentioned.



*Disha*



**WITNESSES:**

**SIGNATURE OF THE EXECUTANT**

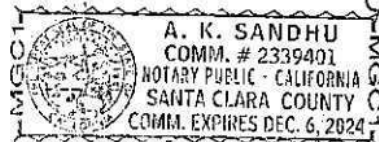
- 1) Nikhil Dhawan  
756 Reseda Dr, Apt 3  
Sunnyvale, CA, 94087  
*Nikhil Dhawan*
- 2) NILESHWAR AMITHA KAMATH  
507 CENTRAL AVE APT A  
MOUNTAIN VIEW CA 94043  
*NK*

**SIGNATURE OF THE ATTORNEY HOLDER**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.  
State of California County of Santa Clara ) ss.  
Subscribed & sworn to (or affirmed) before me on this 29 day of May 2024 by  
*Disha Samaiya* proved to me on the  
basis of satisfactory evidence to be the person(s) who appeared before me.

*A.K. Sandhu*  
*Notary Public*



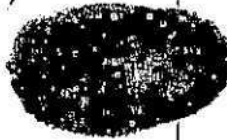
बदल - ७/		
२७५८	९६०	९८६
२०२१		

IN WITNESS WHEREOF I HAVE HEREUNTO set my hand to  
this writing at Mumbai

SIGNED SEALED & DELIVERED )  
BY THE Withinnamed )  
**MRS. CHHAYA SOMAIYA** )  
in the presence of ..... )



*[Handwritten signature]*



**BEFORE ME**



बरल - ७/		
204L	989	96E
२०२१		



बरल - ७/		
२७५८	१६२	१८६
२०२१		





- वर्ष - ७/		
२०५५	१६४	१८९
- २०१९		





महाराष्ट्र MAHARASHTRA

2021

BD 664634



जिल्हा कोषागार कार्यालय, ठाणे  
22 MAR 2021  
मुद्रांक प्रमुख लिपीक / लिपीक



GENERAL POWER OF ATTORNEY



बदल - ७/		
2646	944	962
2021		

जोडपत्र २

मुद्रांक विधी चौकसही अनुक्रमांक ..... दिनांक .....

दस्तावा प्रकार .....

दस्त नोंदणी करणार आहे का ? :- होय/नाही .....

मिळकतीचे धोरणवत वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता ..... **26 MAR 2021**  
**Sakou Semaiya**

दुसऱ्या पक्षकाराचे नाव व पत्ता .....

हस्तांतरणाच्या तयारी जांब/पत्ता .....

तत्वे सही .....

परवानगारक मुद्रांक विभागाची जांब (आरोह आदि हुजे) .....

मुद्रांक विकतीचे पत्ता - जादेकर गृह, सोनी पार्क, नील रोड (पूर्व), जम्बे.

परवाना क्रमांक १२०१०६९७

मुद्रांक जरेदी केरवापासून २ महिन्यात वारणे दाखकारक आहे.

540001

26 MAR 2021



बरल - ७/		
२७५८	१६६	१८६
२०२१		

**GENERAL POWER OF ATTORNEY**  
**(Daughter to Mother)**

THIS GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS 30 DAY OF MARCH 2021.

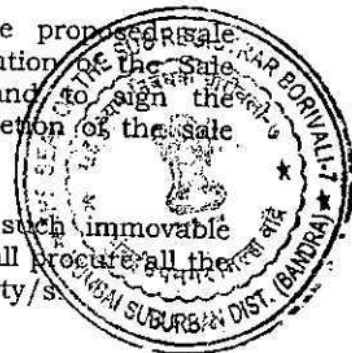
I, **SALONI KIRIT SOMAIYA** [PAN No. FVVPS9393K], aged about 24 years, D/o Mrs. Chhaya Somaiya, Address 16 Garrison Road, Apt 4, Brookline, MA 02445.

Do hereby nominate, constitute, and appoint my mother:

**Mrs. Chhaya Somaiya** [PAN No. AEUPS9770B], D/o Rameshchandra Rajani, residing at A-601 Vini Classic, M.G. Road, Kandivali - West, Mumbai - 400067, Maharashtra.

Whereas, I am intended to purchase immovable property and I am unable to attend the day to day affairs in respect of the said transactions as I am settled at Abroad and as such I hereby nominate, constitute and appoint **my mother Mrs. Chhaya Somaiya**, to do the following acts, deeds and things in my name and on my behalf.

1. My Attorney shall search for me a suitable immovable property/s like Vacant Site, Residential House, Land or Building and Apartment/Flat/s and to secure for me such immovable property/s by entering into an agreement/s with the Seller/s by fixing up the sale consideration and to pay such sale consideration amount and enter into Sale Agreement/s and thereafter Sale Deed/s to be executed by such Seller/s in my name and on my behalf.
2. My Attorney shall verify and sign on my behalf the proposed sale agreement/s and the Sale Deed/s and admit the execution of the Sale Deed/s before the concerned Sub-Registrar's Office and to sign the concerned registers and other papers relevant for completion of the sale transaction in my name and on my behalf.
3. My Attorney shall secure and hold the possession of such immovable property/s so purchased in my name and my Attorney shall procure all the documents of title from the Seller's of the immovable Property/s.



SWORN TO BEFORE ME AND  
SUBSCRIBED IN MY PRESENCE  
THIS 30th DAY OF March, 2021

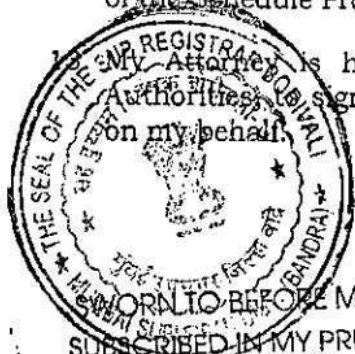
*[Handwritten Signature]*



*[Handwritten Signature]*

बरल - ७/		
२७५८	९६७९६	
२०२१		

4. My Attorney in the event of purchasing a vacant site shall apply for and obtain necessary building license and get the approved plan sanctioned from the competent authority and to put up such construction/s on the said vacant site.
5. To pay Property tax, fee, fine and charges etc., to the concerned Government authorities or such other office/s in respect of my Schedule Property/s on my behalf and to obtain Khata Certificate from the concerned authority by paying necessary charges.
6. My Attorney shall also apply for the Electricity and Water Supply Service to the Property/s so purchased / constructed from the competent authorities.
7. My Attorney shall on My behalf engage building contractors, labourers or men for construction of building on the site / land so purchased and to remunerate them by entering into a contract.
8. My Attorney to represent me before any Government Authority for all intents and purposes in connection with all or any of the matters pertaining to my property/s.
9. To sign and execute all applications, forms, petitions, declarations, undertakings, bonds on my behalf in respect of purchase of property.
10. My Attorney shall represent me before the Central, State and Quasi Government authorities on my behalf.
11. To enter into Rental Agreement or Lease Agreements or any other Rental agreements with any person or body of person/s or company or association in respect of Schedule Property/s and also to sign the Rental Agreement with all terms and conditions stipulated therein as per law.
12. To fix the monthly Rent and Security Deposit and collect the monthly rent from the prospective Tenant/s and Security Deposit on my behalf in respect of the Schedule Property/s and issue receipts on my behalf.



My Attorney is hereby authorized to represent me before Income Tax Authorities, to sign, verify and file Income Tax returns and pay income tax on my behalf.

WITNESSED AND SUBSCRIBED IN MY PRESENCE  
THIS 30<sup>th</sup> DAY OF March, 2021

*[Handwritten signature]*



*[Handwritten initials]*

2021 - 10/		
2021	96L	96L
2021		

14. To apply for loan/s under the various schemes of any Banks or Financial Institutions for such amount as my attorney may deem fit and for that purpose to pay the processing fee/s and sign the loan application/s in my name and on my behalf and to furnish all the details and information required by concerned Bank and to give any statement, letter, clarification or any other writing required or necessary for availing the said loan/s from Bank and from time to time to follow up the said loan application/s and do such other things and deeds as may be necessary in relation thereto.
15. To raise any Loan for the purpose of Purchase of Property/construction of Building over the Property purchased / to be purchased on the security of the said property purchased / to be purchased and for this purpose to mortgage, create charge or to deposit the title deeds of the said property purchased/ to be purchased and execute necessary documents connected therewith and to clear the above said on my behalf
16. That in the event of any dispute, proceedings or litigation/s were to arise with regard to my Property/s shall defend and prosecute the same either launched against me or to be commenced on my behalf, either personally or through an Advocate and to represent me before all the courts of law by verifying and signing all such pleadings and to produce documents and adduce oral evidences and secure certified copies of such proceedings and to execute such orders, judgment and decree against such person/s in order to safeguard my interest in respect of Schedule Property/s.
17. To appear for and represent me in all courts, civil, criminal or revenue, in original revisional or appellate or forums or any Govt. office/s and to sign, execute and verify and file plaints, written statements petitions and also to present appeals in any court/s and to accept service of all summons, notices and other processes of law
18. To appoint engage on my behalf Advocate/s or Solicitors whenever my Attorney shall think proper to do so and to discharge his/her duties and appointments.
19. To collect all the postal letters, notices, courier letters, registered post letters and with authority to sign all acknowledgement and to give reply if necessary, on my behalf.



SWORN TO BEFORE ME AND  
 SUBSCRIBED IN MY PRESENCE  
 THIS 30<sup>th</sup> DAY OF March, 2021

*Hanh T. Le*



*SHZ*

3		
बोरवेल - 6/		
264L	92E	9CE
POPP		

And generally, except sale of my property my attorney shall, to do all such acts, deeds and things which my Attorney deems fit and proper in this regard. I, hereby agree to ratify and confirm that all or any of the acts, deeds and things done, caused to be done by my attorney by virtue of these presents.

**IN WITNESS WHEREOF**, I, the executant herein has affixed my signature to this **GENERAL POWER OF ATTORNEY** on the day, month and year first above mentioned.

*SK* 



**SIGNATURE OF THE EXECUTANT**

1) *Surbhan*  
16 Garrison Road, Apt. #4  
Brookline, MA 02445

2) *Chinmay Keskark*  
16 Garrison Road, Apt #4  
Brookline, MA 02445  
*Chinmay Keskark*

**SIGNATURE OF THE ATTORNEY HOLDER**

SWORN TO BEFORE ME AND  
SUBSCRIBED IN MY PRESENCE  
THIS 30<sup>th</sup> DAY OF March, 2021

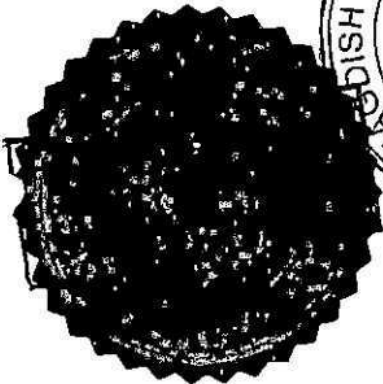
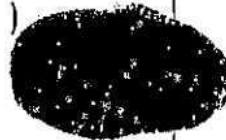
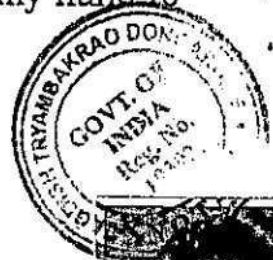
*Hanh T. Le*



बरल - ७/		
2047	960	9LE
२०२१		

IN WITNESS WHEREOF I HAVE HEREUNTO set my hand to  
this writing at Mumbai

SIGNED SEALED & DELIVERED )  
BY THE Withinnamed )  
**MRS. CHHAYA SOMAIYA** )  
in the presence of .....



BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE  
ADVOCATE & NOTARY (GOVT OF INDIA)  
Ganesh Chawl Committee, Krant Nagar,  
Zopadpatti, Akurli Road, Kandivali East,  
Mumbai - 400101.



BEFORE ME



बदल - 10/		
204L	909	9LE
२०२१		



बरेल - ७/		
२०५२	१७२	१८६
२०२४		



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी खाता संख्या /  
 Permanent Account Number Card  
**BJHPS9559R**

नाम / Name  
**JAGDISH RAMCHANDRA SAWANT**

पिता का नाम / Father's Name  
**RAMCHANDRA VITTHAL SAWANT**

जन्म की तिथि / Date of Birth  
**15/01/1974**

हस्ताक्षर / Signature  




25



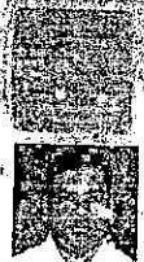
**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SIDDHESH K MANJREKAR**  
**KASHINATH TUKARAM MANJREKAR**

18/12/1990  
 Permanent Account Number  
**BLJPM2833C**

हस्ताक्षर / Signature  

2021

बरल - ७/		
2647	963	9LE
2021		



बरल - ७/		
२७५८	१७४	१८६
२०२१		

१५

Summary-2( दस्त गोषवारा भाग - २ )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	2021050682			06 May 2021, 10:01:45 AM		
मूल्यांकनाचे वर्ष	2021					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	57-पहाडी-गोरेगाव पश्चिम ( बोरीवली )					
उप मूल्य विभाग	57/2653/भाग : उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.					
सर्व्हे नंबर /न. भू. क्रमांक :	शि.टी.एस. नंबर#49					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी रादनिका	कायलिय	दुकाने	औद्योगिक	मोजमापनाचे एकक
75210	153900	176680	176680	218300	153900	चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	62.55चौरस मीटर	मिळकतीचा वापर-	निवासी रादनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.153900/-
	उद्वाहन सुविधा-	आहे	मजला -	21st floor To 30th floor		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 115% apply to rate= Rs.176985/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर ) = ((176985-75210) * (100 / 100)) + 75210 ) = Rs.176985/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 176985 * 62.55 = Rs.11070411.75/-						
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 13.95 * ( 176985 * 25/100 ) = Rs.617235.1875/-						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅरिनाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त धास्कनी = A + B + C + D + E + F + G + H + I = 11070411.75 + 0 + 0 + 0 + 617235.1875 + 0 + 0 + 0 + 0 + 0 =Rs.11687646.9375/-						

*Rhetak*

Home Print



बरल - ७/		
२७५२	९७५	९६६
२३३		



बरेल - ७/		
२७५८	९७९	९८९
२०२१		

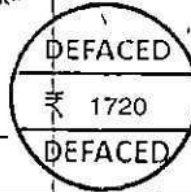


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0605202100468 Receipt Date 06/05/2021

Received from CHANDAK REALTORS PVT LTD, Mobile number 9000000000, an amount of Rs.1720/-, towards Document Handling Charges for the Document to be registered on Document No. 2758 dated 06/05/2021 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District



**Payment Details**

Bank Name SBIN Payment Date 06/05/2021

Bank CIN 10004152021050600421 REF No. 112610445772

Deface No 0605202100468D Deface Date 06/05/2021

This is computer generated receipt, hence no signature is required.



बरल - ७/  
२७५८ १७७ १८६  
२०२१



बरेल - ७/		
२७५२	१७०८	१८६
२०२१		

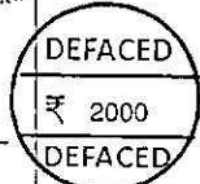


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0505202105326 Receipt Date 06/05/2021

Received from CHANDAK REALTORS PVT LTD , Mobile number 9833223336, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2758 dated 06/05/2021 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District



**Payment Details**

Bank Name IDIB	Payment Date 05/05/2021
Bank CIN 10004152021050504812	REF No. 2663410670
Deface No 0505202105326D	Deface Date 06/05/2021

This is computer generated receipt, hence no signature is required.



बरल - ७/		
२७५८	१७६	१८६
२०२१		



बरेल - ७/		
२७५८	९८०	९८६
२०२१		

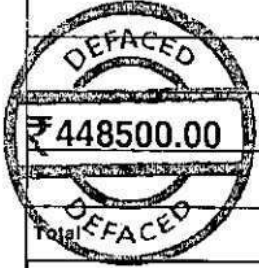




CHALLAN  
MTR Form Number-6



GRN	MH013485094202021E	BARCODE	[Barcode]		Date	19/03/2021-15:07:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)	AEUPS9770B			
Location	MUMBAI			Full Name	Chhaya Somaiya			
Year	2020-2021 One Time			Fiat/Block No.	FLAT NO. 2305 D WING 34 PARK ESTATE			
Account Head Details			Amount in Rs.	Premises/Bullding				
0030045501	Stamp Duty		418500.00	Road/Street	YASHWANT NAGAR			
0030063301	Registration Fee		30000.00	Area/Locality	GOREGAON WEST			
				Town/City/District				
				PIN	4 0 0 1 0 4			
				Remarks (If Any)	PAN2-AAIFR0307D-SecondPartyName=REDDY BUILDERS AND DEVELOPERS-			
				Amount In Words	Four Lakh Forty Eight Thousand Five Hundred Rupees Only			
Total			4,48,500.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	6910333001031913059 694556713		
Cheque/DD No.				Bank Date	RBI Date	19/03/2021 06:05:44 20/03/2021		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	100 , 20/03/2021			



Department ID : Mobile No. : 7506712291  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Validity unknown  
 Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2021.05.06  
 12:10:05 IST  
 Reason: Secure Document  
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-451-2758	06/05/2021-12:01:40	IGR196	30000.00
2	(IS)-451-2758	06/05/2021-12:01:40	IGR196	418500.00
Total Defacement Amount				4,48,500.00

बरल - 19/05/2021 12:10:04  
 2042 929 9CE  
 2042



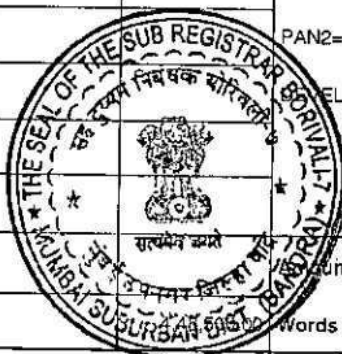
बुरल - ७/		
२७५८	१८२	१८३
२०२१		



CHALLAN  
MTR Form Number-6



GRN	MH013485094202021E	BARCODE	[Barcode]		Date	19/03/2021-15:07:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)	AEUPS9770B			
Location	MUMBAI			Full Name	Chhaya Somaiya			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO. 2305 D WING 34 PARK ESTATE			
Account Head Details		Amount In Rs.	Premises/Building					
0030045501	Stamp Duty	418500.00	Road/Street	YASHWANT NAGAR				
0030063301	Registration Fee	30000.00	Area/Locality	GOREGAON WEST				
			Town/City/District					
			PIN	4 0 0 1 0 4				
			Remarks (If Any)	PAN2-AAIFR0307D-SecondPartyName=REDDY BUILDERS AND DEVELOPERS-				
Total			Amount In Words	Four Lakh Forty Eight Thousand Five Hundred Rupees Only				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332021031913059 694556713			
Cheque/DD No.			Bank Date	RBI Date	19/03/2021-15:10:05 20/03/2021			
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		100 , 20/03/2021			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7506712291  
सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलान लागू नाही.

Validity unknown

Challan Defaced  
Digitally signed by  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.05.06  
13:08:03 IST  
Reason: Secure  
DocId: 31111111  
Operation: India

बरल - ७/  
२७५८ ९८३ ९८९

Sr. No.	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-451-2758 0000501609202122	06/05/2021-12:01:40	30000.00
2	(IS)-451-2758 0000501609202122	06/05/2021-12:01:40	418500.00
Total Defacement Amount			4,48,500.00



बरल - ७/		
२७५८	१८४	१८६
२०२१		

451/2758

गुरुवार, 06 मे 2021 12:01 म.नं.

दस्त गोश्वारा भाग-1

वरल7

दस्त क्रमांक: 2758/2021

दस्त क्रमांक: वरल7 /2758/2021

बाजार मूल्य: रु. 1,16,87,647/- मोबदला: रु. 1,39,45,000/-

भरलेले मुद्रांक शुल्क: रु.4,18,500/-

दु. नि. सह. दु. नि. वरल7 यांचे कार्यालयात

पावती:3122

पावती दिनांक: 06/05/2021

अ. क्र. 2758 वर दि.06-05-2021

सादरकरणाराचे नाव: छाया सोमय्या

रोजी 11:56 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3720.00

पृष्ठांची संख्या: 186

एकूण: 33720.00

दस्त हजर करणाऱ्याची सही:

सह दु. नि. सह. दु. नि. वरल7 यांचे कार्यालयात  
दुय्यम निबंधक बोरीवली-७  
मुंबई उपनगर, जिल्हा.  
वस्ताथा प्रकार: करारनामा

सह दुय्यम निबंधक बोरीवली-७  
मुंबई उपनगर, जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 06 / 05 / 2021 11 : 56 : 59 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 05 / 2021 11 : 58 : 31 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**

\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत घेतला गेलेला आहे. \* दस्तातील संपूर्ण मजकूर, निष्पादक व नोंदणी करणारा यांच्या जबाबदारीत जोडलेल्या कागदपत्रांची सत्यता तपासली जाईल. \* नोंदणी करणारा, वैयक्त दायदेशीर बाबींसाठी दस्त निष्पादक व नोंदणी करणारा यांच्या संपूर्णपणे जबाबदार राहतील.

S. C. Shetye  
देणारे

लिहून घेणारे:



वरल - ७/  
2642 | 924 | 928  
२०२१



दस्त गोषवारा भाग-2

बरल 7  
दस्त क्रमांक:2758/2021

06/05/2021 12 05:59 PM

दस्त क्रमांक:बरल7/2758/2021

दस्ताचा प्रकार :-कारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाचित्र	अंगठ्याचा दसा
1	नाव:रेड्डी बिल्डर्स अँड डेव्हलपर्स चे भागीदार विशाल राजगेरिया तर्फे मुखत्यार सुनील शेठे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रेड्डी हाउस, ब्लॉक नं: ऑप देना वॅक मार्ग रोड , रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AAIFR0307D	लिहून घेणार वय :-48 स्वाक्षरी:-		
2	नाव:चांडक रिअलटर्स प्रा लि चे ऑथाराईज सिप्रेटरी गिरधर दास मोहवा तर्फे मुखत्यार प्रदीप परव पत्ता:प्लॉट नं: 807/808 , माळा नं: 8 वा मजला , इमारतीचे नाव: हवयाउन सोलारीस वी विंग , ब्लॉक नं: एन एस फडके मार्ग , रोड नं: अंधेरी पूर्व , महाराष्ट्र, मुंबई. पॅन नंबर:AADCC0680N	लिहून घेणार वय :-44 स्वाक्षरी:-		
3	नाव:छाया सोमय्या पत्ता:प्लॉट नं: ए/601, माळा नं: -, इमारतीचे नाव: विनी क्लासिक को ऑप हौ सोसा लि, ब्लॉक नं: महाराष्ट्र नगर, एम जी रोड, निअर आरएनए कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AEUPS9770B	लिहून घेणार वय :-54 स्वाक्षरी:-		
4	नाव:दिशा सोमय्या तर्फे मुखत्यार छाया सोमय्या पत्ता:प्लॉट नं: ए/601, माळा नं: -, इमारतीचे नाव: विनी क्लासिक को ऑप हौ सोसा लि, ब्लॉक नं: महाराष्ट्र नगर, एम जी रोड, निअर आरएनए कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:DCLPS0995G	लिहून घेणार वय :-54 स्वाक्षरी:-		
5	नाव:सलोनी सोमय्या तर्फे मुखत्यार छाया सोमय्या पत्ता:प्लॉट नं: ए/601, माळा नं: -, इमारतीचे नाव: विनी क्लासिक को ऑप हौ सोसा लि, ब्लॉक नं: महाराष्ट्र नगर, एम जी रोड, निअर आरएनए कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:FVVPSS9393K	लिहून घेणार वय :-54 स्वाक्षरी:-		

S.G. Shetye

[Signature]

[Signature]

[Signature]

[Signature]

वरील दस्तऐवज करून देणार तथाकथीत कारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्षा क्र.3 ची वेळ:06 / 05 / 2021 12 : 01 : 33 PM

ओळख:-

घालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांनी ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:सिद्धेश मांजरेकर  
वय:30  
पत्ता:हृष्णी जीवन सोसायटी बोरीवली पश्चिम  
पिन कोड:400103
- नाव:जगदीश सावंत  
वय:40  
पत्ता:हृष्णी जीवन सोसायटी बोरीवली पश्चिम  
पिन कोड:400066

स्वाक्षरी

स्वाक्षरी

बरल - ७/

2044 9LEe 9LEe

व्याचित्र	अंगठ्याचा दसा

शिक्षा क्र.4 ची वेळ:06 / 05 / 2021 12 : 02 : 11 PM

शिक्षा क्र.5 ची वेळ:06 / 05 / 2021 12 : 02 : 39 PM नोंदणी पुस्तक 1 मध्ये

सह नोंदणी बोरीवली?

सह दुय्यम निबंधक बोरीवली-७

Payment Details

प्रमाणित करण्यात येते की, या दस्तामाध्ये एकूण 9LEe पाने आहेत

बरल - ७/ 2044 /2021 पुस्तक क्रमांक १ क्रमांक.....वर नोंदला.

sr.	Purchaser	Type	Vendor	GRN/Licence	दत्तक्रमांक:	Used At	Deface Date
1	Chhaya Somaiya	eChallan	दुय्यम निबंधक बोरीवली-७ मुंबई उपनगर, जिल्हा.	MH013485094202021E	418500.00	SD 0000501609202122	06/05/2021
2		D		0605202100468	1720	RF 0605202100468D	06/05/2021
3		D		0505202105326	2009	RF 0505202105326D	06/05/2021
4	Chhaya Somaiya	eChallan	दुय्यम निबंधक बोरीवली-७ मुंबई उपनगर, जिल्हा.	MH013485094202021E	30000	RF 0000501609202122	06/05/2021

[SD:Stamp Duty] [RF:Registration Fee] [DF: Document Handling Charges]

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

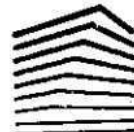
Scan  
6/9/2024  
8:43

# 34 PARK ESTATE



**CHANDAK**  
SINCE 1986

PROMISES MADE. PROMISES KEPT.



**REDDY**  
Builders &  
Developers

[f /chandakgroup](#) [t /chandakgroup](#) [i /chandak\\_group](#) [in /company/chandak-group](#)

Site Office : 34 Park Estate, Yashwant Nagar (beside Ganesh Mandir), Next to Chamunda Jewel Building,  
Goregaon West, Maharashtra - 400104

MahaRERA Registration 34 Park Estate: P51800006729 Available on : <https://mahareta.mahaonline.gov.in>

[www.chandakgroup.com](http://www.chandakgroup.com)